

Key: 8066

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.287

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
NICKERSON CARRIE L 791 SOUTH ORLEANS ROAD BREWSTER, MA 02631				151-3-0				791 SOUTH ORLEANS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
NICKERSON CARRIE L				05/15/2009	J	500 (183343)					
NICKERSON CARRIE L				05/15/2009	J	3,000 (183343)					
NICKERSON CARRIE L				01/21/2009	J	3,000 (183343)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	50	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
64	02/12/2021	22	I & E					0
774	03/03/2010	7	ALTERATIONS		01/10/2011	MR	100	100
721	11/21/2007	3	OUT BUILDING	150,000	01/10/2011	MR	100	100
266	10/29/2007	7	ALTERATIONS	2,000	09/22/2008	JH	100	100
	05/04/2000	8	YARD ITEMS	600			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00
300	A	14,023	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00

DETAILED

TOTAL	15.400 Acres				ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS		
Nbhd	NBHD 13				N O T E	Combined w/M45 Parcel 79 for FY 09 Plan Book 620/70 -- Portion of Parcel 44 was claimed by Nickerson and added to Parcel 79 FY 04						LAND	424,500	400,200
St Ind	AVERAGE					LAND	372,000	358,400						
Infl	AVERAGE					OTHER	22,500	22,200						
											TOTAL	819,000	780,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/10/2011
OSH	A	1.00	20 0.80	18X20	2008	360	15.50	4,500	
W04	A	1.00	20 0.80		2007	2,500	9.00	18,000	

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2011	MR
MODEL	5		CIM	LIST	1/10/2011	EST
STYLE	56	1.03	WAREHOUSE [81%]	REVIEW	2/3/2022	JMG
QUALITY	M	0.70	MINIMAL [81%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	0.850	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	442,811	
NET AREA	13,440	DETAIL ADJ	0.787	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,560	2007	38.96	99,745	CONDITION ELEM	CD	
\$NLA(RCN)	\$33	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	A	USF	L	UP-STRY FIN	2,560	2007	38.96	99,745	EXTERIOR	A	
				ROOF SHAPE	3	GAMBRELL	1.01	B	BAS	L	BASE AREA	4,160	2007	38.96	162,085	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	B	USU	L	UP-STRY UNF	4,160	2007	19.53	81,236			
				FLOOR COVER	8	PLYWOOD	0.88											
				INT. FINISH	6	MINIMUM	0.95											
				HEATING/COOL	14	PARTIAL	1.00											
				FUEL SOURCE	7	OTHER	1.00											

CAPACITY			UNITS	ADJ
STORIES			2	1.00
% HEATED			40	.95
% AIR COND			0	1.00
% SPRINKLERS			0	1.00

(B)  
USU  
BAS

104

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40

(A)  
USF  
BAS

64

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40

BU  
IL  
DING

EFF.YR/AGE	2007 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$372,000	