

Key: 8097

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.318

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
383 SOUTH ORLEANS LLC 10 CABOT PLACE STOUGHTON, MA 02072				143-13-0				383 SOUTH ORLEANS ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
383 SOUTH ORLEANS LLC				09/24/2019	QS	11,478,500	32320-52					
PLEASANT BAY NURSING CENT				05/07/2008	F	1	22891-56					
PLEASANT BAY NURSING CENT				07/01/1993	QS	400,000	8660-197					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	211,960	CIM	1.00	39	1.00	A	1.00	C03	3.00		4,706,330
303	A	5.470	CIM	1.00	39	1.00	A	1.00	C03	3.00		34,950
303	A	2.277	CIM	1.00	39	1.00	A	1.00	C03	3.00		97,000

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3040	100	NURSING HOME				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
461	07/28/2020	7	ALTERATIONS	450	02/04/2021	PJK	100	100
903	10/04/2016	7	ALTERATIONS	11,000	05/19/2017	RJM	100	100
877	09/26/2016	7	ALTERATIONS	40,000	05/19/2017	RJM	100	100
489	05/31/2016	7	ALTERATIONS	6,000	05/19/2017	RJM	100	100
377	04/29/2016	7	ALTERATIONS	81,400	05/19/2017	RJM	100	100

DE
TACH
ED

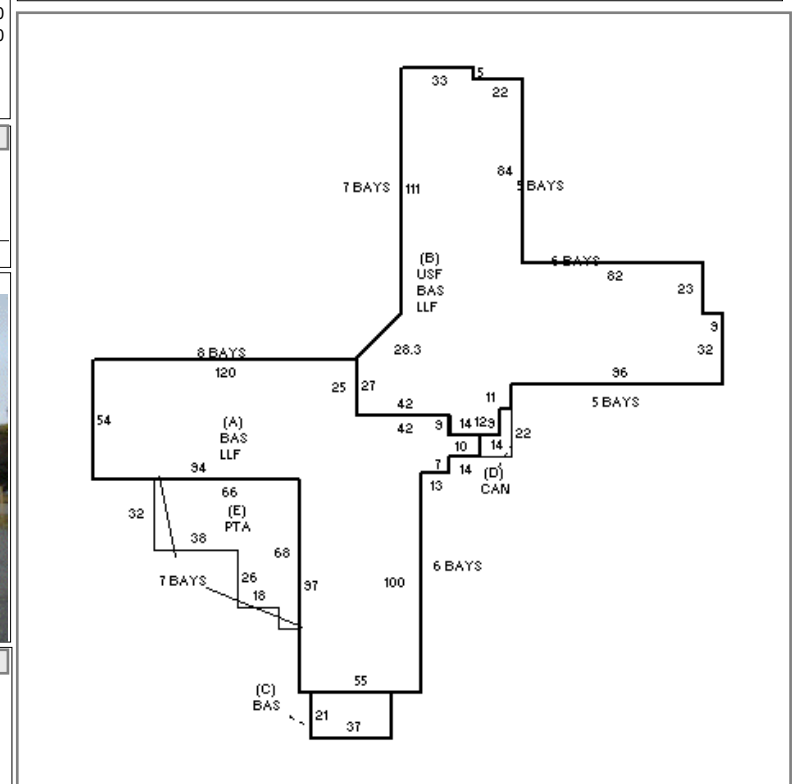
TOTAL	12.613 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N 2 Small portions of this Parcel added to Parcels 67, for O F/Y 08 -- Plan Book 609/28 -- Now Parcel "B" on above				LAND	4,838,300	4,652,600
St Ind	OTHER CIM	T plan - Conserv Rest in Perpetuity to Brewster Conserv Tr -				BUILDING	8,815,900	8,487,400
Infl	AVERAGE	E Bk 22524/205 12/10/07cc -- Lot line changed FY09 no chg in sq ft				DETACHED	140,700	139,900
						OTHER	0	0
						TOTAL	13,794,900	13,279,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90		30,000	2.20	59,400
UTB	G	1.20	10 0.90	18 X 32	576	33.48	17,400
C06	G	1.20	10 0.90	IRON	138	22.80	2,800
C06	G	1.20	10 0.90	IRON	134	22.80	2,700
PTD	G	1.20	10 0.90	24 X 24	576	8.10	4,200
SW2	G	1.20	10 0.90	4 X 5	20	48.72	900
LH1	G	1.20	30 0.70		14	3,733.44	36,600
LH2	G	1.20	30 0.70		4	5,951.52	16,700



BUILDING	CD	ADJ	DESC	MEASURE	4/30/2008	JH
MODEL	5		CIM	LIST	4/30/2008	JH
STYLE	78	1.80	NURSING HOME [100%]	REVIEW	5/15/2008	ER
QUALITY	G+	1.15	GOOD + [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS
PLEASANT BAY NURSING HOME - 135 BEDS/51 BAY WINDOWS @ BAS & 23 BAY WINDOWS @ USF (NOT IN SKETCH) 74X12SF EA=888SF



B
U
I
L
D
I
N
G

YEAR BLT	1994	SIZE ADJ	0.811
NET AREA	70,653	DETAIL ADJ	1.812
\$NLA(RCN)	\$137	OVERALL	1.015
CAPACITY		UNITS	ADJ
STORIES		2	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPRINKLERS		100	1.02

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOW-LEV FIN	13,134	1994	122.14	1,604,212
EXT. COVER	12	BRICK VENEER	1.05	A	BAS	L	BASE AREA	13,134	1994	143.76	1,888,103
ROOF SHAPE	2	HIP	1.00	B	LLF	L	LOW-LEV FIN	14,240	1994	122.14	1,739,300
ROOF COVER	1	ASPH/CMP SHNGL	1.00	B	BAS	L	BASE AREA	14,240	1994	143.76	2,047,098
FLOOR COVER	4	ASPH TILE	0.98	B	USF	L	UP-STRY FIN	14,240	1994	143.76	2,047,098
INT. FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	777	1998	143.76	111,699
HEATING/COOL	9	WARM/COOL AIR	1.00	D	CAN	N	CANOPY	200		28.99	5,799
FUEL SOURCE	2	GAS	1.00	E	PTA	N	PATIO	2,940		8.41	24,713
					BAS	L	BASE AREA	612	1994	143.76	87,979
					USF	L	UP-STRY FIN	276	1994	143.76	39,677
					ELP	O	PASSGR. ELEV.	2		46,044.45	92,089

TOTAL RCN	9,687,766
CONDITION ELEM	CD
EXTERIOR	E
INTERIOR	V
EFF. YR/AGE	2014 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$8,815,900