

For Sale: 4.6 Acres of Land on the Brewster / Orleans Town Line \$750,000 Approved 8-Lot Subdivision

Address: 0 Main Street, Brewster MA
 Lots: 74-81 on Map 138
 2017 Tax Rate: \$8.39/1,000
 Land Area: 4.67 Acres approved for an 8-lot subdivision.
 Zoning: Village Business
 Price: \$750,000

- Antique Shop
- Restaurant by Special Permit
- Personal Service
- Nursing Home
- Misc. Business Office & Services
- Medical Center or Clinic
- Gift Shop

Subject to Old King's Highway Regional Historic Commission and Old King's Highway etc.

Lot 74	\$206,500	21,886 SF	
Lot 75	\$232,500	35,743 SF	
Lot 76	\$227,500	35,313 SF	
Lot 77	\$205,800	20,895 SF	
Lot 78	\$205,500	20,775 SF	
Lot 79	\$207,600	21,892 SF	
Lot 80	\$207,300	21,738 SF	
Lot 81	\$219,600	28,497 SF	
Totals	\$1,712,300	206,829 SF Total Land	4.74 Acres
		203,344 SF Upland	4.668 Acres



Key: 14090

Town of BREWSTER - Fiscal Year 2017

9/20/2016 2:01 pm SEQ #: 9.418

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OUTER CAPE HEALTH SERVICES INC 3073 STATE HIGHWAY ROUTE 6 WELLFLEET, MA 02667				138-74-0				0 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OUTER CAPE HEALTH SERVICE				10/31/2014	V	699,000	28483-144				
BREWSTER ORLEANS PROP LLC				04/30/2004	F		18532-333				
RHODES WILLIAM & MALONE G				09/09/1993	XX	1	8771-145				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9550	100	HOSPITALS					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/12/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	21,273	CIM 1.00	A 1.00	A 1.00	262,000	1.61	A 1.00	C02 1.00			206,450
350	A	0.014	10 1.00	A 1.00	A 1.00	1,300	1.00	A 1.00	TWP 1.00			20

TOTAL	21,886 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E Subdivision of M30 Lots 30-6 & 30-7 for FY 08 -- Lot 1 on Plan Book 612/9				LAND	206,500	202,500
St Ind	AVERAGE					BUILDING	0	0
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	206,500	202,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2008

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN		CONDITION ELEM	CD
EFF.YR/AGE			
COND			
FUNC			
ECON			
DEPR		% GD	
RCNLD			

Key: 14091

Town of BREWSTER - Fiscal Year 2017

9/20/2016 2:01 pm SEQ #: 9.419

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
OUTER CAPE HEALTH SERVICES INC 3073 STATE HIGHWAY ROUTE 6 WELLFLEET, MA 02667				138-75-0				0 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OUTER CAPE HEALTH SERVICE				10/31/2014	V	699,000	28483-144				
BREWSTER ORLEANS PROP LLC				04/30/2004	F		18532-333				
RHODES WILLIAM & MALONE G				09/09/1993	XX	1	8771-145				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9550	100	HOSPITALS					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/12/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	35,560	CIM	1.00	A	1.00	A	1.00	262,000	1.09	A	1.00	C02	1.00		232,470
350	A	0.005	10	1.00	A	1.00	A	1.00	1,300	1.00	A	1.00	TWP	1.00		10

TOTAL	35,743 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E Subdivision of M30 Lots 30-6 & 30-7 for FY 08 -- Lot 2 on Plan Book 612/9				LAND	232,500	228,100
St Ind	AVERAGE					BUILDING	0	0
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	232,500	228,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2008

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

Key: 14092

Town of BREWSTER - Fiscal Year 2017

9/20/2016 2:01 pm SEQ #: 9.420

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OUTER CAPE HEALTH SERVICES INC 3703 STATE HIGHWAY ROUTE 6 WELLFLEET, MA 02667				138-76-0				0 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OUTER CAPE HEALTH SERVICE				10/31/2014	V	699,000	28483-144				
BREWSTER ORLEANS PROP LLC				04/30/2004	F		18532-333				
RHODES WILLIAM & MALONE G				09/09/1993	XX	1	8771-145				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9550	100	HOSPITALS					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/12/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	32,772	CIM 1.00	A 1.00	A 1.00	262,000	1.15	A 1.00	C02 1.00			227,410
350	A	0.059	10 1.00	A 1.00	A 1.00	1,300	1.00	A 1.00	TWP 1.00			80

TOTAL	35,313 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E	Subdivision of M30 Lots 30-6 & 30-7 for FY 08 -- Lot 3 on Plan Book 612/9			LAND	227,500	223,200
St Ind	AVERAGE		BUILDING	0	0			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	227,500	223,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2008



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

BLDG COMMENTS

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

Key: 14093

Town of BREWSTER - Fiscal Year 2017

9/20/2016 2:01 pm SEQ #: 9.421

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OUTER CAPE HEALTH SERVICES INC 3703 STATE HIGHWAY ROUTE 6 WELLFLEET, MA 02667				138-77-0				0 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OUTER CAPE HEALTH SERVICE				10/31/2014	V	699,000	28483-144				
BREWSTER ORLEANS PROP LLC				04/30/2004	F		18532-333				
RHODES WILLIAM & MALONE G				09/09/1993	XX	1	8771-145				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9550	100	HOSPITALS					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/12/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,895	CIM	1.00	A	1.00	A	1.00	C02	1.00		205,760

TOTAL	20,895 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E	Subdivision of M30 Lots 30-6 & 30-7 for FY 08 -- Lot 4 on Plan Book 612/9			LAND	205,800	201,800
St Ind	AVERAGE		BUILDING	0	0			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	205,800	201,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
\$NLA(RCN)		OVERALL	
CAPACITY		UNITS	ADJ

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

Key: 14094

Town of BREWSTER - Fiscal Year 2017

9/20/2016 2:01 pm SEQ #: 9.422

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OUTER CAPE HEALTH SERVICES INC 3703 SATE HIGHWAY ROUTE 6 WELLFLEET, MA 02667				138-78-0				0 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OUTER CAPE HEALTH SERVICE				10/31/2014	G	699,000	28483-144				
BREWSTER ORLEANS PROP LLC				04/30/2004	F		18532-333				
RHODES WILLIAM & MALONE G				09/09/1993	XX	1	8771-145				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9550	100	HOSPITALS					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/12/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,775	CIM 1.00	A 1.00	A 1.00	262,000	1.64	A 1.00	C02	1.00		205,540

TOTAL	20,775 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	Subdivision of M30 Lots 30-6 & 30-7 for FY 08 -- Lot 5 on Plan Book 612/9				LAND	205,500	201,600
St Ind	AVERAGE					BUILDING	0	0
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	205,500	201,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2008

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

BLDG COMMENTS

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR	% GD	
RCNLD		

Key: 14095

Town of BREWSTER - Fiscal Year 2017

9/20/2016 2:01 pm SEQ #: 9.423

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OUTER CAPE HEALTH SERVICES INC 3703 STATE HIGHWAY ROUTE 6 WELLFLEET, MA 02667				138-79-0				0 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OUTER CAPE HEALTH SERVICE				10/31/2014	V	699,000	28483-144				
BREWSTER ORLEANS PROP LLC				04/30/2004	F		18532-333				
RHODES WILLIAM & MALONE G				09/09/1993	XX	1	8771-145				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9550	100	HOSPITALS					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/12/2008	JH	100	100


LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	21,892	CIM 1.00	A 1.00	A 1.00	262,000	1.58	A 1.00	C02	1.00		207,580

TOTAL	21,892 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	Subdivision of M30 Lots 30-6 & 30-7 for FY 08 -- Lot 6 on Plan Book 612/9				LAND	207,600	203,600
St Ind	AVERAGE					BUILDING	0	0
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	207,600	203,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2008



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

Key: 14096

Town of BREWSTER - Fiscal Year 2017

9/20/2016 2:01 pm SEQ #: 9.424

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
OUTER CAPE HEALTH SERVICE INC 3703 SATE HIGHWAY ROUTE 6 WELLFLEET, MA 02667						138-80-0			0 MAIN STREET			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
OUTER CAPE HEALTH SERVICE						10/31/2014	V	699,000	28483-144			
BREWSTER ORLEANS PROP LLC						04/30/2004	F		18532-333			
RHODES WILLIAM & MALONE G						09/09/1993	XX	1	8771-145			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9550	100	HOSPITALS					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/12/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	21,738	CIM 1.00	A 1.00	A 1.00	262,000	1.59	A 1.00	C02	1.00		207,300

TOTAL	21,738 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E Subdivision of M30 Lots 30-6 & 30-7 for F/Y 08 -- Lot 7 on Plan Book 612/9				LAND	207,300	203,400
St Ind	AVERAGE					BUILDING	0	0
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	207,300	203,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2008
								

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
CAPACITY			UNITS	ADJ													

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR		% GD
RCNLD		

Key: 14097

Town of BREWSTER - Fiscal Year 2017

9/20/2016 2:01 pm SEQ #: 9.425

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OUTER CAPE HEALTH SERVICES INC 3703 STATE HIGHWAY ROUTE 6 WELLFLEET, MA 02667				138-81-0				0 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OUTER CAPE HEALTH SERVICE				10/31/2014	V	699,000	28183-144				
BREWSTER ORLEANS PROP LLC				04/30/2004	F		18532-333				
RHODES WILLIAM & MALONE G				09/09/1993	XX	1	8771-145				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9550	100	HOSPITALS					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/12/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	28,497	CIM 1.00	A 1.00	A 1.00	262,000	1.28	A 1.00	C02	1.00		219,630

TOTAL	28,497 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E Subdivision of M30 Lots 30-6 & 30-7 for F/Y 08 -- Lot 8 on Plan Book 612/9				LAND	219,600	215,400
St Ind	AVERAGE					BUILDING	0	0
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	219,600	215,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2008
								

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	