

Key: 1091

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.197

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROLF JON C/O SPENCE CHARLES C & KENNEDY NEIL R 17 WIDGEON WAY BREWSTER, MA 02631				126-24-0				17 WIDGEON WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SPENCE CHARLES C & KENNEDY				09/04/2024	QS	1,375,000	(236964)				
ROLF JON				09/04/2020	F		(223627)				
PEARSON MEREDITH & ROLF J				12/04/2001	QS	372,000	(163594)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		06/25/2007	JH	100	100
27	01/17/2006	2	ADD	322,900	06/25/2007	JH	100	100
89	02/15/2002	9	HVAC	18,000	06/25/2007	JH	100	100

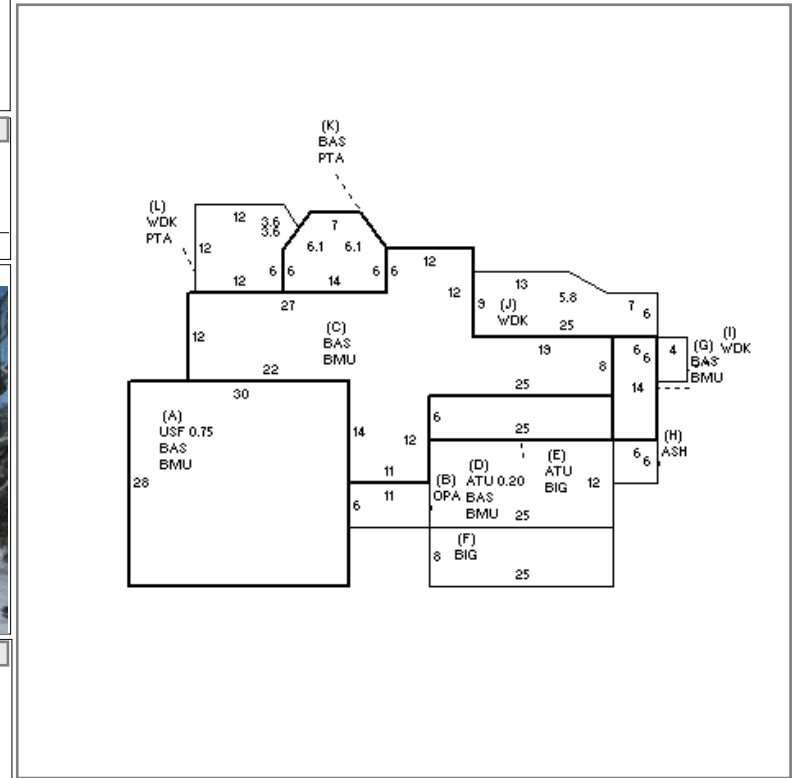
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,997	8	1.00	8-A	1.00	A	1.00			416,480	435,460

TOTAL	22,997 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE	LAND	435,500	410,800	BUILDING	815,100	769,800
St Ind	SEAVIEW RD		DETACHED	0	0	OTHER	0	0
Infl	AVERAGE		TOTAL	1,250,600	1,180,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
1/2 BATH IN BSMNT
INFO @ DOOR (2/11/2021)



BUILDING	CD	ADJ	DESC	MEASURE	2/11/2021	NF
MODEL	1		RESIDENTIAL	LIST	7/12/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/5/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	0.990
NET AREA	2,699	DETAIL ADJ	1.000
\$NLA(RCN)	\$387	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		10	\$17,914
GARAGE SPACES		2	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		2	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,932		68.01	131,402
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,848	1983	302.65	559,302
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	630	1983	250.81	158,009
ROOF COVER	2	WD SHINGLE	1.01	B	OPA	N	OPEN PORCH	66		68.21	4,502
FLOOR COVER	1	HARDWOOD	1.00	D	ATU	N	ATTIC UNF	30		72.85	2,186
INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	300		75.44	22,632
HEATING/COOL	9	WARM/CL AIR	1.03	E	ATU	N	ATTIC UNF	300		72.85	21,855
FUEL SOURCE	2	GAS	1.00	F	BIG	N	BUILT-IN GARAGE	200		78.46	15,691
				G	BAS	L	BASE AREA	84	2007	302.65	25,422
				H	ASH	N	ATT SHED	36		39.79	1,432
				+	WDK	N	WOOD DECK	371		53.48	19,840
				K	PTA	N	PATIO	137		21.69	2,971
				K	BAS	L	BASE AREA	137	2007	302.65	41,463
				L	PTA	N	PATIO	150		21.69	3,254
				F21	O	FPL	2S 1OP	1		13,848.20	13,848
				ODS	O	OUTDOOR	SHOWER	1		3,294.60	3,295

TOTAL RCN	1,045,018
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$815,100