

Key: 1092

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.198

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WIDGEON WAY LLC 32 OLD FARM ROAD DOVER, MA 02030				126-25-0				19 WIDGEON WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WIDGEON WAY LLC				05/12/2022	B	100 (229927)					
LURVEY MATTHEW D & FOSTER				06/13/2016	QS	387,000 (209818)					
BURKE EDWARD A & OBRIEN J				10/21/2013	F	1 (201794)					

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	%
23-1197	11/16/2023	7	ALTERATIONS	7,664	05/02/2024	NF	100	100
359	05/05/2017	5	OTHER	4,000	06/12/2018	NF	100	100

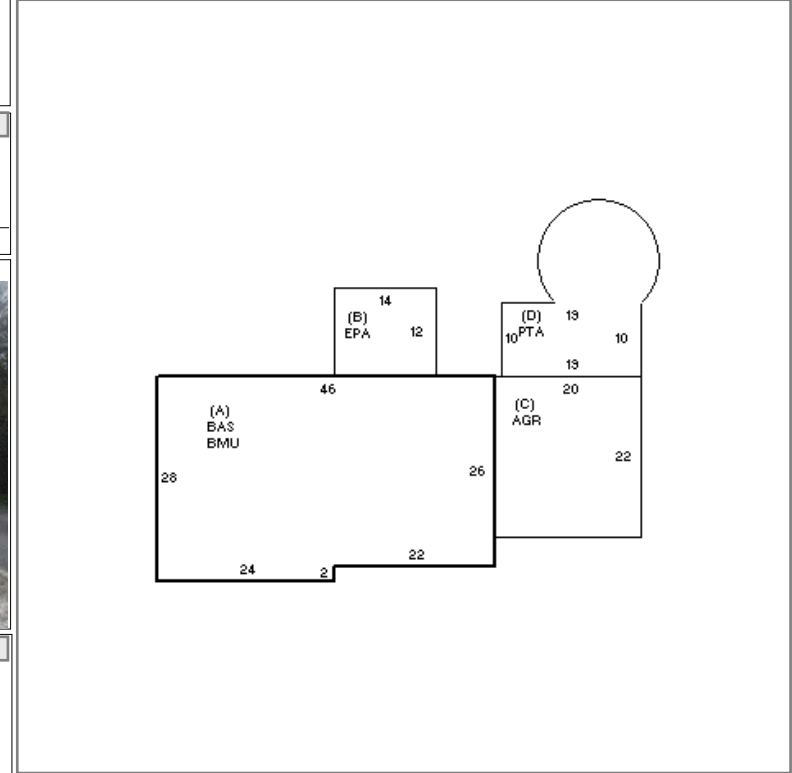
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,347	8	1.00	8-A	1.00	A	1.00				412,730

TOTAL	17,347 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	412,700	389,400
St Ind	SEAVIEW RD		BUILDING	330,900	312,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	743,600	701,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/10/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/10/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/21/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,244	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,244		56.78	70,640
\$NLA(RCN)	\$360	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,244	1981	257.59	320,445
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	168		79.92	13,426
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	440		42.34	18,628
				FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	384		14.12	5,424
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		7,980.70	7,981
				HEATING/COOL	5	ELECTRIC BB	1.00		ODS	O	OUTDOOR SHOWER	1		2,523.70	2,524
				FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	447,218	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE		1981 / 42	
COND	26	%	26
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD	\$330,900		