Key: 1093

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.199

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCARDLE JAMES J & RITA M **24 WIDGEON WAY** **BREWSTER, MA 02631**	**126-26-0**	**24 WIDGEON WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCARDLE JAMES J & RITA M	03/13/1992	QS	193,000	(125974)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

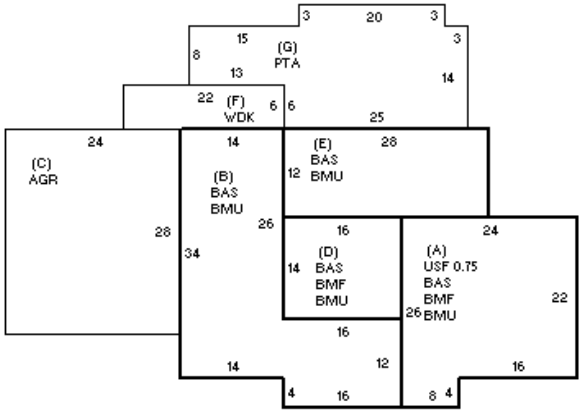
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-316	03/24/2023	7	ALTERATIONS	24,382	05/02/2024	NF	100	100
728	09/20/2017	3	OUT BUILDING	3,600	06/12/2018	NF	100	100
168	03/07/2017	7	ALTERATIONS	340,500	06/12/2018	NF	100	100
316	06/10/2004	7	ALTERATIONS	1,600			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,740	8 1.00	8-A 1.00	A 1.00	416,480	2.57	A 1.00	R08 1.90			410,850

TOTAL	16,740 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 8	NOTE			
St Ind	SEAVIEW RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	410,900	387,600
BUILDING	769,700	726,900
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**1,182,900**	**1,116,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X12	2017	120	21.39	2,300

PHOTO 05/21/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/10/2021	NF
LIST	2/10/2021	EST
REVIEW	5/21/2024	EMZ

BLDG COMMENTS

BMF=RECRM,1/2 BATH
GENERATOR

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	2,208	DETAIL ADJ	1.000
$NLA(RCN)	$363	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,241
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,788		60.21	107,651
+	BMF	N	BSMT FINISH	784		44.25	34,690
+	BAS	L	BASE AREA	1,452	1979	278.53	404,418
A	USF	L	UPPER STORY FIN	420	1979	218.60	91,811
C	AGR	N	ATT GARAGE	672		43.63	29,317
E	BAS	L	BASE AREA	336	2017	278.53	93,584
F	WDK	N	WOOD DECK	132		46.13	6,090
G	PTA	N	PATIO	514		14.03	7,214
	F21	O	FPL 2S 1OP	1		11,947.70	11,948
	ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843

TOTAL RCN	801,805

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V

EFF.YR/AGE	2019 / 4	
COND	4 4 %	
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD		$769,700