

Key: 1095

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.201

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SHABY MICHAEL DAVID & CLAUDINE				126-28-0				12 WIDGEON WAY				
360A POND STREET				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
WESTWOOD, MA 02091				SHABY MICHAEL DAVID & CLA				09/28/2018	QS	792,000	(217412)	
				ALDM PROPERTY DEVELOPMENT				11/13/2017	U	175,000	(214649)	
				THOMAS RACHELLE M				01/28/2011	H	125,000	(193505)	

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	%
904	12/06/2022	7	ALTERATIONS	58,400	03/02/2023	TCK	100	100
	09/28/2018	15	SALE REVIEW	792,000	06/28/2019	JMG	100	100
918	11/13/2017	1	NEW CONSTRUC	200,000	06/28/2019	NF	100	100
	11/13/2017	16	MLS REVIEW	175,000	08/07/2018	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	22,678	8	1.00	8-A	1.00	A	1.00			416,480	2.00	A	1.00	R08	1.90					434,060

DETACHED

TOTAL	22,678 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE 10/31/17 FD issued house #12				LAND	434,100	409,500
St Ind	SEAVIEW RD		LAND	843,800	806,100			
Infl	AVERAGE		BUILDING	900	900			
			OTHER	0	0			
						TOTAL	1,278,800	1,216,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/02/2023
PTD	A	1.00	10 0.90	PTD12D		113	9.00		900

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2018	TCK
MODEL	1		RESIDENTIAL			
STYLE	4	1.02	CAPE [100%]	LIST	6/28/2019	NF
QUALITY	A+	1.20	AVG + [100%]	REVIEW	3/29/2023	EMZ
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	927,251
NET AREA	2,819	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,530		65.65	100,442		
\$NLA(RCN)	\$329	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,530	2017	301.33	461,042		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,289	2017	210.61	271,478		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	66		62.37	4,116		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	515		48.90	25,183		
				INT FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	552		60.70	33,509		
				HEATING/COOL	9	WARM/CL AIR	1.03		GFP	O	GAS FIREPLACE	1		3,899.40	3,899		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		3,012.50	3,013		

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

EFF.YR/AGE	2017 / 6
COND	6 6 %
FUNC	3
ECON	0
DEPR	9 % GD 91

RCNLD	\$843,800
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BLDG COMMENTS: PULL DOWN STAIRS TO ATTIC

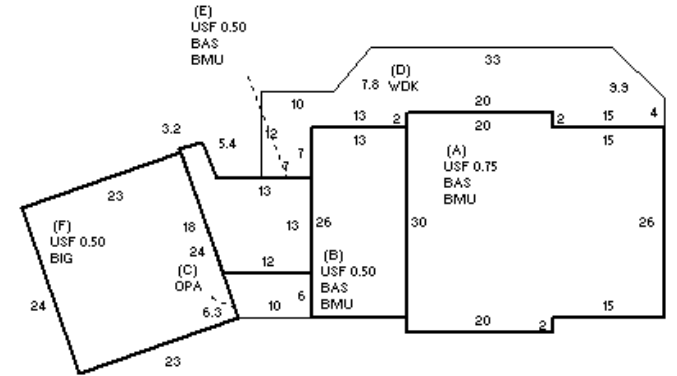
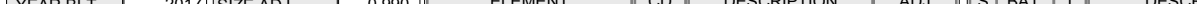


PHOTO: 03/02/2023



BUILDING

LAND