Key: 1222

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,332

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARABELLO JOSEPH P & PAUL J TRUSTEES 156 LAKE STREET ARLINGTON, MA 02474	102-28-0	54 EAGLE WING LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARABELLO JOSEPH P & PAUL	10/28/2021	F	100	34612-233
CARABELLO ANGELA R & JOSE	05/22/2003	A	1	16962-133
CARABELLO ANGELA R	01/09/1963	XX		1186-442

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

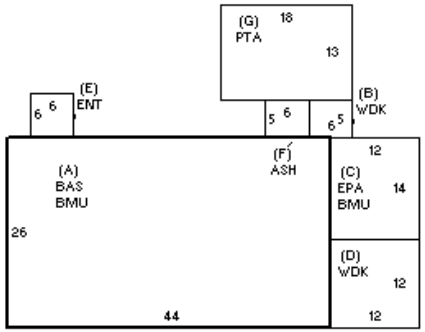
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		11/05/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,700	7 1.00	A 1.00	A 1.00	416,480	3.78	A 1.00	R09 1.90			386,730

TOTAL	10,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 7	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	386,700	364,900
BUILDING	286,900	271,000
DETACHED	0	0
OTHER	0	0
TOTAL	**673,600**	**635,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/26/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/26/2021	NF
LIST	1/26/2021	EST
REVIEW	3/1/2021	MR

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$339	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,312		51.62	67,728
A	BAS	L	BASE AREA	1,144	1981	241.20	275,933
+	WDK	N	WOOD DECK	174		37.24	6,480
C	EPA	N	ENCLOSED PORCH	168		72.65	12,206
E	ENT	N	ENCLOSED ENTRY	36		123.16	4,434
F	ASH	N	ATT SHED	30		27.71	831
G	PTA	N	PATIO	234		13.60	3,182
	F11	O	FPL 1S 1OP	1		7,255.20	7,255
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	387,753

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		$286,900