

Key: 1225

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.335

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LAND

CURRENT OWNER		PARCEL ID		LOCATION									
LYNCH WILLIAM TIMOTHY & WESTMAN ELLEN M 36 EAGLE WING LANE BREWSTER, MA 02631		102-30-0		36 EAGLE WING LANE									
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)								
LYNCH WILLIAM TIMOTHY & NICOLLE KATHLEEN A		09/22/2015	QS	353,500	29152-220								
TRACY CHARLES F		10/07/2009	A	1 24082-141									
		10/13/2006	F	1 21431-150									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,000 7	1.00	A	1.00	A	1.00	416,480	3.69	A	1.00	R09 1.90	387,580

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TOTAL	11,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	NOTE				LAND	387,600	365,700
St Ind	AVERAGE		LAND BUILDING	194,900	184,000			
Infl	AVERAGE		DETACHED	5,200	5,200			
			OTHER	0	0			
						TOTAL	587,700	554,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X12		96	22.01	1,500
PTD	A	1.00	30 0.70 18X15		270	8.10	1,500
PTD	A	1.00	30 0.70 8X8		64	11.70	500
SHF	A	1.00	30 0.70 6X10		60	22.01	900
OPA	A	1.00	30 0.70 8X8		64	17.75	800



BLDG COMMENTS
11 SOLAR PANELS

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BUILDING	CD	ADJ	DESC	MEASURE	1/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	6/26/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	3/1/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	860	DETAIL ADJ	1.000
\$NLA(RCN)	\$315	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,900
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	1	PIER	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	860		26.80	23,048
A	BAS	L	BASE AREA	860	1965	276.08	237,429
B	WDK	N	WOOD DECK	100		39.20	3,920
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	270,712
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$194,900

