

Key: 1226

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.336

LEG  
AL  
LAND

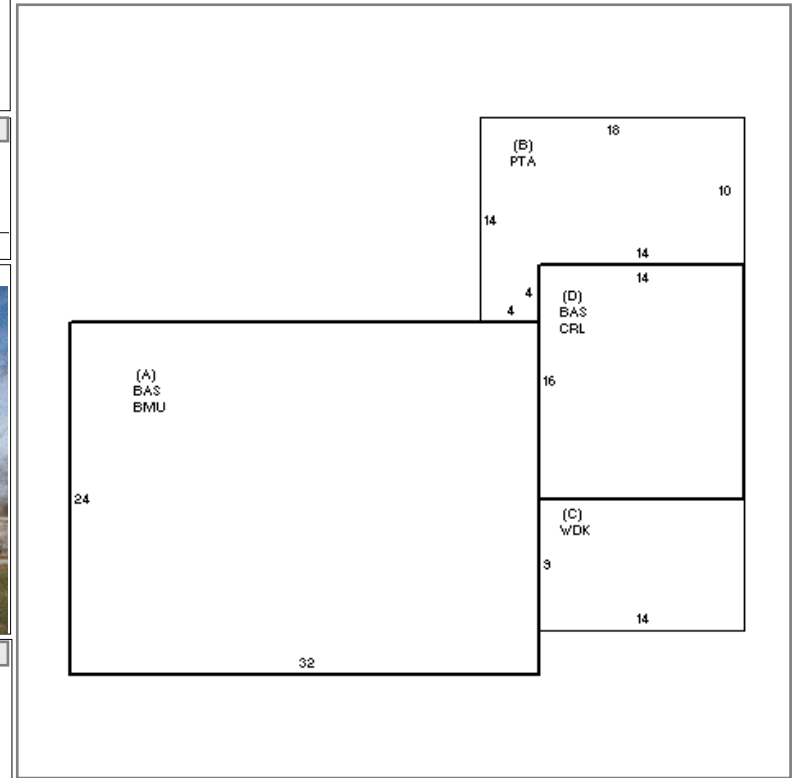
CURRENT OWNER				PARCEL ID				LOCATION				
POLGREEN ADAM & HOLLY 40 CLEMENT AVENUE WEST ROXBURY, MA 02132				102-31-0				26 EAGLE WING LANE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				POLGREEN ADAM & HOLLY				06/30/2014	QS	394,500	28239-120	
PEREIRA JENNIFER M &				11/22/2004	A	1	19267-237					
PEREIRA JENNIFER & M GERA				06/30/1992	QS	126,500	8090-053					

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	%
136	03/11/2015	10	INGROUND POO	40,000	04/20/2016	WFF	100	100
NP		12	CYCLICAL NON		11/27/2007	JH	100	100
619	11/16/1998	5	OTHER	6,000			100	100
377	09/10/1992	5	OTHER	1,400			100	100

DE  
T  
A  
C  
H  
E  
D

TOTAL	10,890 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	NOTE				LAND	387,100	365,200
St Ind	AVERAGE		BUILDING	235,000	221,900			
Infl	AVERAGE		DETACHED	24,200	24,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>646,300</b>	<b>611,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	22.01	1,200
IPV	A	1.00	10 0.90 20X40	2015	800	32.01	23,000



BU  
IL  
D  
IN  
G

BUILDING	CD	ADJ	DESC	MEASURE	1/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/5/2007	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%]			

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	340,593		
NET AREA	992	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		62.30	47,849	CONDITION ELEM	CD		
\$NLA(RCN)	\$343	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	992	1971	266.22	264,090	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	196		15.11	2,961	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	126		39.20	4,939	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	D	CRL	N	BSMT CRAWL	224		30.37	6,802	BATHS	A		
				INT FINISH	3	WD PANEL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1971 / 52
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$235,000