Key: 1232

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,342

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MYERS JOHN F & MARY H 37 EAGLE WING LANE BREWSTER, MA 02631	102-25-0	37 EAGLE WING LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MYERS JOHN F & MARY H	09/28/1992	QS	140,000	8224-165

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

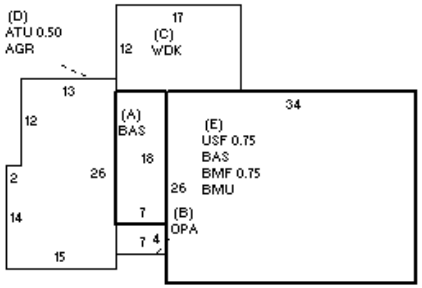
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
82	03/01/2011	7	ALTERATIONS	1,361	03/01/2012	MR	100	100
NP		12	CYCLICAL NON		11/09/2007	JH	100	100
164	04/29/1996	2	ADD	40,000	02/28/1997	BC	100	100
67	03/01/1993	5	OTHER	6,000	02/28/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,600	7 1.00	A 1.00	A 1.00	416,480	3.81	A 1.00	R09 1.90			386,490

TOTAL	10,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 7	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	386,500	364,600
BUILDING	371,500	351,000
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**759,500**	**717,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12		96	22.01	1,500

PHOTO 01/26/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/26/2021	NF
LIST	11/9/2007	JH
REVIEW	3/1/2021	MR

BLDG COMMENTS
+ 1 fix
GENERATOR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,673	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
FIXTURES	10	$13,260
GARAGE SPACES	1	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	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
+	BAS	L	BASE AREA	1,010	1973	266.52	269,181
B	OPA	N	OPEN PORCH	28		51.00	1,428
C	WDK	N	WOOD DECK	204		39.98	8,157
D	AGR	N	ATT GARAGE	366		42.20	15,447
D	ATU	N	ATTIC UNF	183		54.47	9,967
E	BMU	N	BSMT UNFINISHED	884		60.18	53,199
E	BMF	N	BSMT FINISH	663		38.35	25,424
E	USF	L	UPPER STORY FIN	663	1973	187.52	124,329
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	530,746

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

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$371,500