

Key: 1234

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.344

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'NEIL MARY L TRUSTEE 15 EAGLE WING REALTY TR 42 NEWBURY STREET NEWTON, MA 02459				102-23-0				15 EAGLE WING LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'NEIL MARY L TRUSTEE				01/14/2011	F	1	25182-287				
O'NEIL MARY L				12/01/1994	A	100	9465-233				
ERIC T O'NEIL				07/13/1990	A	100	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
295	04/08/2013	7	ALTERATIONS	600	08/08/2014	RJM	100	100
103	02/12/2013	1	NEW CONSTRUC		08/08/2014	RJM	100	100
103	02/12/2013	2	ADD	30,000	08/08/2014	RJM	100	100
448	06/21/2012	7	ALTERATIONS	1,000	02/04/2013	MR	100	100

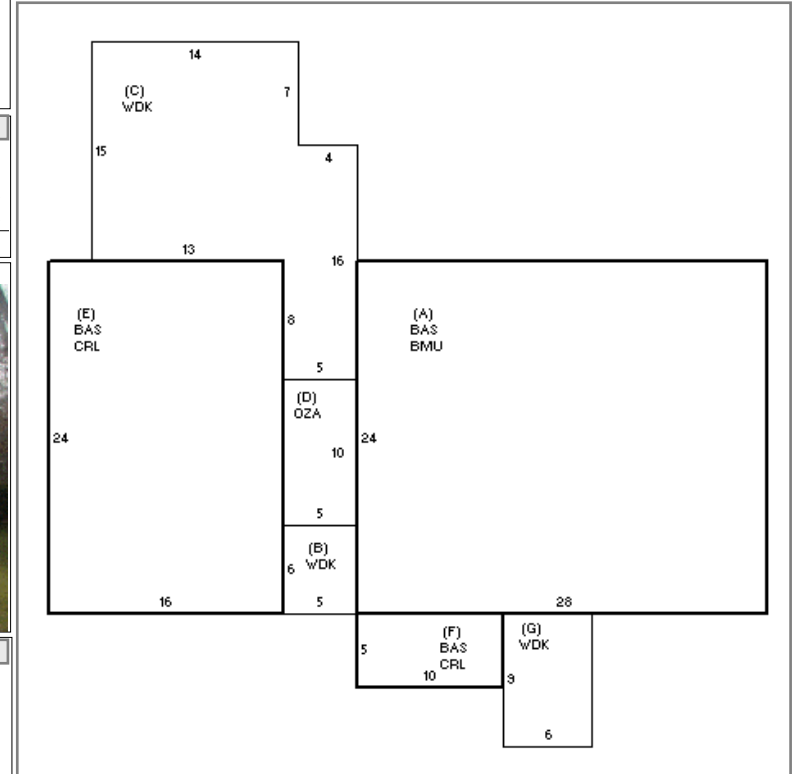
LAND

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	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	NOTE	LAND	386,500	364,600					
St Ind	AVERAGE		BUILDING	212,900	201,100					
Infl	AVERAGE		DETACHED	0	0					
			OTHER	0	0					
<b>TOTAL</b>			<b>TOTAL</b>	<b>599,400</b>	<b>565,700</b>					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,106	DETAIL ADJ	0.950
\$NLA(RCN)	\$287	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$6,669	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	2	.95	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	672		56.07	37,681
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,056	1965	217.08	229,236
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	366		33.52	12,267
ROOF COVER	1	ASPH/CMP SH	1.00	D	OZA	N	OPEN BREEZEWAY	50		57.78	2,889
FLOOR COVER	3	W/W CARPET	1.00	E	CRL	N	BSMT CRAWL	384		25.96	9,969
INT FINISH	3	WD PANEL	1.00	F	CRL	N	BSMT CRAWL	50		25.96	1,298
HEATING/COOL	2	HOT WATER	1.00	F	BAS	L	BASE AREA	50	2013	217.08	10,854
FUEL SOURCE	2	GAS	1.00	F11	O		FPL 1S 10P	1		6,873.30	6,873

TOTAL RCN	317,737
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1967 / 56
COND	33 33 %
FUNC	0
ECON	0
DEPR	33 % GD 67
RCNLD	\$212,900