

Key: 177

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 188

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MYLES FAMILY LLC 19 CONCORD ROAD WAYLAND, MA 01778		49-88-0	54 BYFIELD CARTWAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MYLES FAMILY LLC		06/02/2023	B	100	35822-1	
MYLES LEO T ET AL TRUSTEE		10/17/1995	F	100	9888-089	

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	%
468	06/01/2013	7	ALTERATIONS	10,000	08/06/2014	RJM	100	100
357	04/26/2013	7	ALTERATIONS	7,000	08/06/2014	RJM	100	100

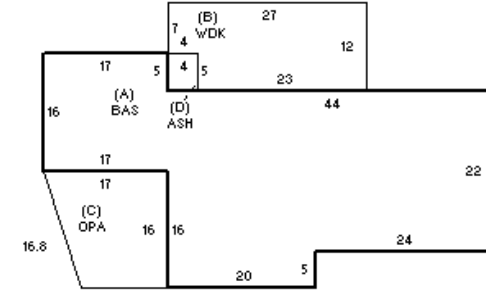
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	17,500	2	1.00	A	1.00	A	1.00	876,800	2.47	A	1.00	BA+ 4.00			869,950

TOTAL	17,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	870,000	820,700
St Ind	AVERAGE		BUILDING	207,300	195,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,077,300</b>	<b>1,016,400</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/1/2018	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/19/2019	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1916	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,392												
NET AREA	1,340	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	1,340	1916	228.51	306,197														
\$NLA(RCN)	\$250	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	304		36.34	11,047														
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	232		46.35	10,753														
				ROOF COVER	1	ASPH/CMP SH	1.00	D	ASH	N	ATT SHED	20		27.02	540														
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,238.70	2,239														
				INT FINISH	3	WD PANEL	1.00																						
				HEATING/COOL	7	FL/WALL UN	0.98																						
				FUEL SOURCE	2	GAS	1.00																						
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	G	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT/ELEC	A
CONDITION ELEM	CD																												
EXTERIOR	G																												
INTERIOR	A																												
KITCHEN	A																												
BATHS	A																												
HEAT/ELEC	A																												
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td>1957 / 66</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>38 38 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>38 % GD 62</td> </tr> </tbody> </table>														EFF.YR/AGE	1957 / 66	COND	38 38 %	FUNC	0	ECON	0	DEPR	38 % GD 62		
EFF.YR/AGE	1957 / 66																												
COND	38 38 %																												
FUNC	0																												
ECON	0																												
DEPR	38 % GD 62																												
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$207,300</td> </tr> </thead> </table>														RCNLD	\$207,300										
RCNLD	\$207,300																												