

Key: 15701

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.576

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ERIC MEADS INC 52 GREAT OAK ROAD BREWSTER, MA 02631				78-117-15701				42-B UNDERPASS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ERIC MEADS INC				11/25/2019	QS	192,000	32495-220				
NEW VENTURE HOLDINGS LLC				08/31/2017	B		30740-27				
NEW VENTURE HOLDINGS LLC											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	CI CONDO			UNITB	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-8	03/07/2022	22	I & E					0
660	08/31/2017	13	SPLIT/SUB/LA		05/23/2018	JMG	100	100
415	08/31/2017	11	CHANGE OF US	200,000	07/02/2018	PJK	100	100
	05/24/2017	1	NEW CONSTRUC	500,000	07/02/2018	PJK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E	Underpass Road Condominium Unit B Master Deed Bk 30740 Pg 27, Created FY19; Lot is split CH & VB			LAND	0	0
St Ind			BUILDING	238,100	229,100			
Infl			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>238,100</b>	<b>229,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
Underpass Road Condominium Unit B

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2018	PJK
MODEL	11		CONDO CIM	LIST	5/23/2018	EST
STYLE	1	1.00	CIM CONDO [100%]	REVIEW	5/23/2018	JMG
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	N/A [100%]			

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	242,974	
NET AREA	1,200	DETAIL ADJ	1.003	COMPLEX	6	UNDERPASS RD	0.98	A	BAS	L	BASE AREA	1,200	2017	202.48	242,974	CONDITION ELEM CD		
\$NLA(RCN)	\$202	OVERALL	1.000	STYLE	9	UNDERPASS	1.10									INTERIOR	A	
CAPACITY			UNITS	ADJ	VIEW/LOC	3	AVG	1.00								EXTERIOR	A	
STORIES	1	1.00		HVAC	9	WARM/CL AIR	1.00									OVERALL	A	
% HEATED	0	.92		END/MIDDLE	2	MIDDLE	1.00									EFF.YR/AGE 2017 / 6		
% AIR COND	100	1.01														COND	2 2 %	
% SPRINKLERS	0	1.00														FUNC	0	
																ECON	0	
																DEPR	2 % GD	98
																RCNLD	\$238,100	

