

Key: 15702

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.577

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAYES G HOWARD, TRUSTEE HOJO REALTY TRUST PO BOX 1048 BREWSTER, MA 02631				78-117-15702				42-C UNDERPASS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAYES G HOWARD, TRUSTEE NEW VENTURE HOLDINGS LLC				09/08/2017	T	210,640	30753-350				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	CI CONDO			UNITS	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/28/2024	22	I & E					0
	01/15/2021	22	I & E					0
	02/28/2020	22	I & E					0
157	02/23/2018	2	ADD	5,000	06/26/2019	TCK	100	100
19-8	09/08/2017	13	SPLIT/SUB/LA	210,640	05/22/2018	JMG	100	100

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 C Master Deed Bk 30740 Pg 27, Created FY19; Lot is split CH & VB			LAND	0	0
St Ind			BUILDING	247,100	237,800			
Infl			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	247,100	237,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Underpass Road Condominium Unit C

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2018	EST
MODEL	11		CONDO CIM	LIST	5/22/2018	EST
STYLE	1	1.00	CIM CONDO [100%]	REVIEW	5/22/2018	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
NET AREA	1,248	DETAIL ADJ	1.003	COMPLEX	6	UNDERPASS RD	0.98
\$NLA(RCN)	\$202	OVERALL	1.000	STYLE	9	UNDERPASS	1.10
				VIEW/LOC	3	AVG	1.00
				HVAC	9	WARM/CL AIR	1.00
				END/MIDDLE	2	MIDDLE	1.00
CAPACITY		UNITS	ADJ				
STORIES		1	1.00				
% HEATED		0	.92				
% AIR COND		100	1.01				
% SPRINKLERS		0	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,248	2017	202.07	252,183

TOTAL RCN	252,183
CONDITION ELEM	CD
INTERIOR	A
EXTERIOR	A
OVERALL	A
EFF.YR/AGE	2017 / 6
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$247,100

