

Key: 15703

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.578

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|---|--|--------------------------|---------------------|--------------|------------------------|
| TANGUAY MICHEL R & KATHLEEN S, TRUSTEES TANGUAY NOMINEE TRUST 104 ROUND COVE ROAD EAST HARWICH, MA 02645 | | 78-117-15703 | 42-D UNDERPASS ROAD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| TANGUAY MICHEL R & KATHLE NEW VENTURE HOLDINGS LLC | | 03/01/2018 01/03/2017 | QS B | 200,000 1 | 31115-339 30209-128 |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|--------------|---------|------------|-----|--------|-----|
| 3430 | 100 | CI CONDO | | | UNITD | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 662 | 02/24/2020 | 22 | I & E | | | | | 0 |
| 19-8 | 08/02/2018 | 2 | ADD | 6,000 | 06/26/2019 | TCK | 100 | 100 |
| 660 | 03/01/2018 | 13 | SPLIT/SUB/LA | 200,000 | 05/22/2018 | 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 | Underpass Road Condominium Unit D Master Deed Bk | | | LAND | 0 | 0 |
| St Ind | | O | 30740, Pg 27, Created FY19; Lot is split CH & VB | | | BUILDING | 238,100 | 229,100 |
| Infl | | T | | | | DETACHED | 0 | 0 |
| | | E | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 238,100 | 229,100 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |

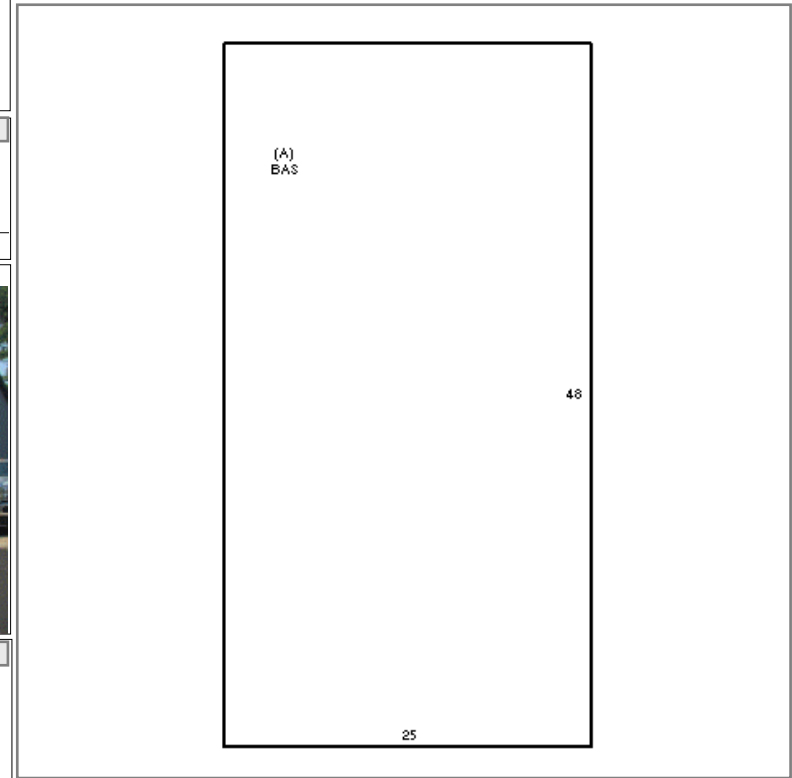


BLDG COMMENTS
Underpass Road Condominium Unit D

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/2/2018 | PJK |
|----------|----|------|------------------|---------|-----------|-----|
| MODEL | 11 | | CONDO CIM | LIST | 5/22/2018 | EST |
| STYLE | 1 | 1.00 | CIM CONDO [100%] | REVIEW | 8/7/2019 | EMZ |
| 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 |
|------------|-------|------------|-------|------------|----|--------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| 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 |
| \$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 | 0 | 1.00 |
| % HEATED | 0 | .92 |
| % AIR COND | 100 | 1.01 |
| % SPRINKLERS | 0 | 1.00 |

| TOTAL RCN | 242,974 |
|----------------|-----------|
| 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 | \$238,100 |