Key: 3481

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,692

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
235 UNDERPASS ROAD LLC **PO BOX 128** **SOUTH HARWICH, MA 02661**	**77-47-0**	**235 UNDERPASS ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
235 UNDERPASS ROAD LLC	10/19/2023	V	1,200,000	36042-45
COLLIAS CURTIS V	04/14/2006	QS	325,000	20914-201
MULLANEY BRIAN & JULIE	03/14/2005	QS	379,000	19613-343

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	70	MULTI-USE COM		1	1 of 1

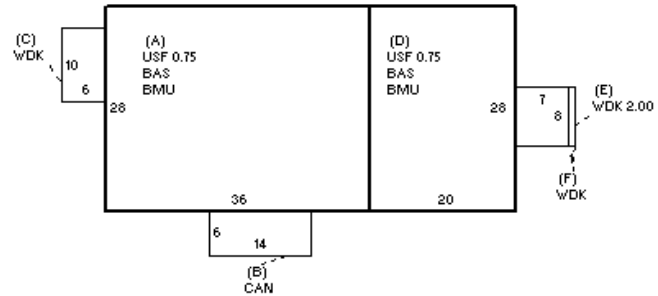
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	10/19/2023	15	SALE REVIEW	1,200,000	06/12/2024	JMG	100	100
376	05/03/2013	5	OTHER	3,000	06/02/2014	RJM	100	100
949	12/12/2012	1	NEW CONSTRUC		06/27/2013	TRL	100	100
949	12/12/2012	2	ADD	180,000	06/27/2013	TRL	100	100
255	05/06/2008	5	OTHER	1,313	03/31/2009	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,115	CIM 1.00	33 1.00	A 1.00	274,040	2.15	A 1.00	C01 0.85			204,120

TOTAL	15,115 SF	ZONING	CH	FRNT	0
Nbhd	CIM	NOTE	Lot 2 on Plan Book 441/38		
St Ind	CH UNDERPASS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	204,100	196,300
BUILDING	242,900	231,300
DETACHED	400	400
OTHER	0	0
TOTAL	**447,400**	**428,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A 1.00	20 0.80	2 X 6		12	40.60	400

PHOTO 06/27/2013

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	6		CIM-6
STYLE	31	1.20	STORE(SM RETAIL [72%]
QUALITY	+	1.05	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/18/2008	JH
LIST	4/18/2008	JH
REVIEW	5/12/2008	ER

BLDG COMMENTS

BREAKWATER FISH MKT/APT=2-1-1

YEAR BLT	1989	SIZE ADJ	1.286
NET AREA	2,744	DETAIL ADJ	1.117
$NLA(RCN)	$104	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHNGL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,008		29.72	29,955
A	BAS	L	BAS AREA	1,008	1989	84.78	85,455
A	USF	L	UP-STRY FIN	756	1989	84.78	64,091
B	CAN	N	CANOPY	84		25.49	2,141
C	WDK	N	WOOD DECK	60		24.43	1,466
D	BMU	N	BSMT UNF	560		29.72	16,642
D	BAS	L	BAS AREA	560	2012	84.78	47,475
D	USF	L	UP-STRY FIN	420	2012	84.78	35,606
E	WDK	N	WOOD DECK	112		24.44	2,737
F	WDK	N	WOOD DECK	8		24.38	195

TOTAL RCN	285,763

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G

EFF.YR/AGE	2008 / 15		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$242,900