

Key: 67

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 72

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MOSESSO ALBERT N & ANGELA J 26 HOLBROOK AVENUE BROCKTON, MA 02301				38-23-0				57 CEDAR HILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOSESSO ALBERT N & ANGELA							1369-132				

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	%
443	05/25/2022	7	ALTERATIONS	6,200	02/22/2023	TCK	100	100

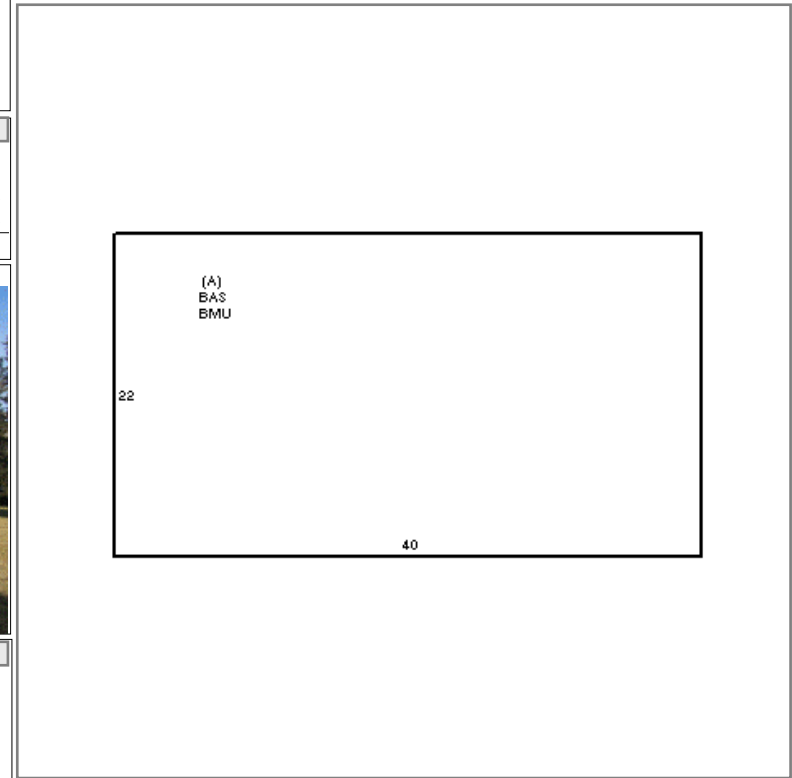
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,600 1	1.00	A	1.00	A	1.00	767,200	4.17	A	1.00	BAV 3.50	704,250

TOTAL	9,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	704,300	664,400
St Ind	AVERAGE		BUILDING	188,200	180,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	892,500	844,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/16/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/27/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	298,770		
NET AREA	880	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	880		59.00	51,920	CONDITION ELEM	CD		
\$NLA(RCN)	\$340	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	880	1960	276.08	242,950	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00									INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1960 / 63
																		COND	37 37 %
																		FUNC	0
																		ECON	0
																		DEPR	37 % GD 63
																		RCNLD	\$188,200