

Key: 7960

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.188

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MANGINI ERIC A & JULIE KATE 80 FALLS CREEK TRAIL MORELAND HILLS, OH 44022-2370		98-61-0		59 MOSS LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MANGINI ERIC A & JULIE KA		01/03/2003	QS	780,000	16186-253
VILLANO JOHN A & CYNTHIA		09/25/2000	QS	133,000	13257-154
GLESS EDWIN H JR &		03/27/1998	F	60,000	11316-220

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 %
NP		12	CYCLICAL NON		01/07/2011	JH	100 100
188	04/29/2010	2	ADD	7,000	03/07/2012	MR	100 100
207	06/01/2009	2	ADD	60,000	03/07/2012	MR	100 100
277	05/21/2003	12	CYCLICAL NON		09/19/2003	TG	100 100
		3	OUT BUILDING	4,400			100 100

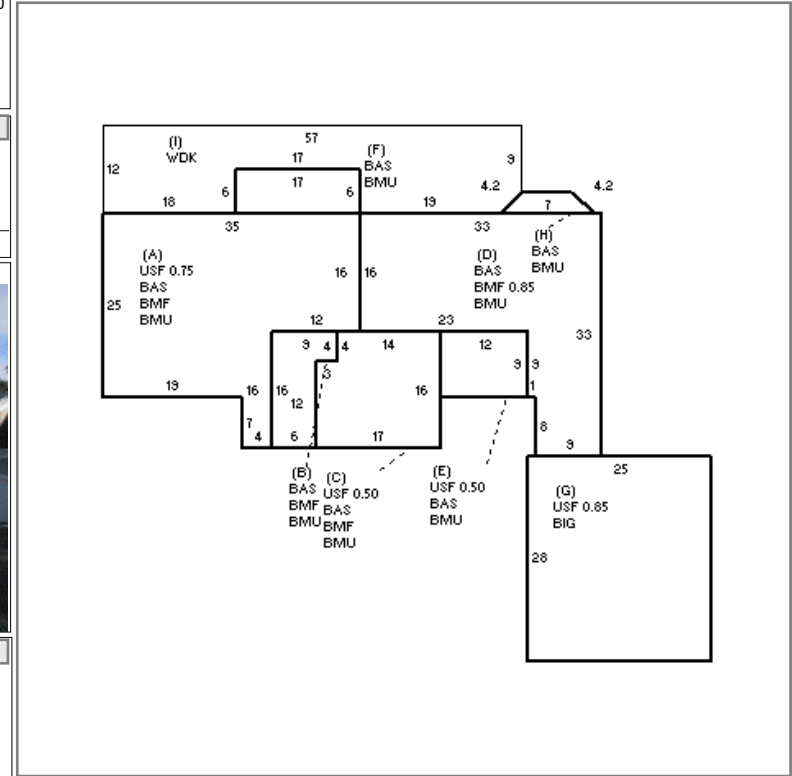
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R02	1.00			303,350
300	A	0.003	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R02	1.00			40

TOTAL	1.380 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	LOT 3 ON PLAN BOOK 445/66			LAND	303,400	286,200
St Ind	AVERAGE		BUILDING	1,068,400	1,009,100			
Infl	AVERAGE		DETACHED	41,300	40,900			
			OTHER	0	0			
			TOTAL	1,413,100	1,336,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	15 0.85 16 X 14	2005	224	23.81	4,500
IPV	G	1.20	20 0.80 20 X 40	2001	800	38.41	24,600
PTD	A	1.00	20 0.80	2010	2,260	6.75	12,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/19/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/12/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2001	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,271,925
NET AREA	3,468	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,093		63.77	133,472		
\$NLA(RCN)	\$367	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,750		41.29	72,255		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,093	2001	296.77	621,137		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,375	2001	225.86	310,554		
				FLOOR COVER	1	HARDWOOD	1.00	G	BIG	N	BUILT-IN GARAGE	700		63.62	44,533		
				INT FINISH	2	DRYWALL	1.00	I	WDK	N	WOOD DECK	578		52.44	30,310		
				HEATING/COOL	9	WARM/CL AIR	1.03	F22	O	FPL 2S 2OP	2			16,683.15	33,366		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			3,230.50	3,231		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2001 / 22
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$1,068,400