Key: 6615

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,840

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VIGLIOTTA MARYANN DAMIAN & RONALD T 18 HAMPDEN AVENUE BURLINGTON, MA 01803	10-17-0	26 GLENWOOD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VIGLIOTTA MARYANN DAMIAN	10/16/2020	QS	515,000	33370-243
GREGORY STEPHEN S & KATHL	07/22/2005	QS	445,000	20072-336
MESSINA EDITH L	10/20/1995	QS	127,265	9893-213

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

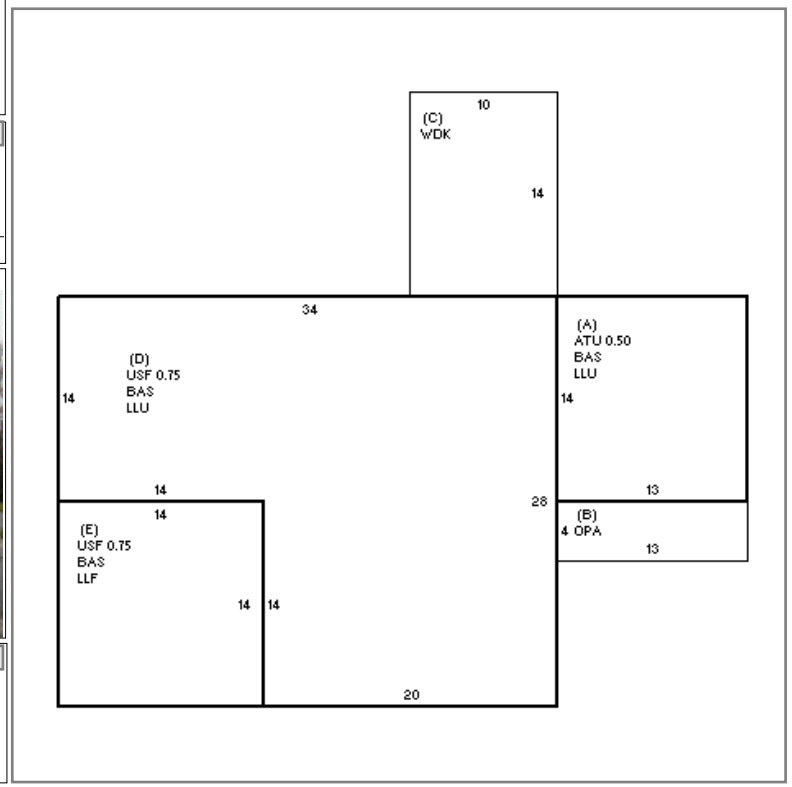
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
834	09/15/2021	7	ALTERATIONS	1,850	05/11/2022	TCK	100	100
	10/16/2020	16	MLS REVIEW	515,000	03/16/2021	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,270	12 1.00	12Q 1.00	A 1.00	230,160	1.47	A 1.00	R04 1.05			265,440

TOTAL	34,270 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	SLOUGH				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	265,400	250,400
BUILDING	431,600	407,400
DETACHED	0	0
OTHER	0	0
TOTAL	**697,000**	**657,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/11/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/30/2017	NF
LIST	3/10/2008	JH
REVIEW	5/25/2022	MR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,044	DETAIL ADJ	1.000
$NLA(RCN)	$278	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	18	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	938		84.82	79,564
+	BAS	L	BASE AREA	1,134	1973	258.97	293,675
A	ATU	N	ATTIC UNF	91		54.46	4,956
B	OPA	N	OPEN PORCH	52		51.00	2,652
C	WDK	N	WOOD DECK	140		39.98	5,598
+	USF	L	UPPER STORY FIN	714	1973	187.52	133,892
E	LLF	L	LOWER LEVEL FIN	196	1973	149.12	29,227
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	567,875
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	1985 / 38	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$431,600