

Key: 1550

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.308

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
VENTOLA RAYMOND W & MARJORIE A VENTOLA FAMILY REV TRUST 498 BRIDGE ST E BRIDGEWATER, MA 02333				38-28-0				498 BRIDGE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VENTOLA RAYMOND W & MARJO				04/10/2012	A	1	41215-157				
VENTOLA RAYMOND W				12/04/1972	QS		3842-570				
STEPHEN-ANDREW INC				11/03/1972	QS		3833-532				

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	%
		6	CYCL GROWTH		08/23/2016	SD	0	0
		6	CYCL GROWTH		05/09/2013	LFF	0	0

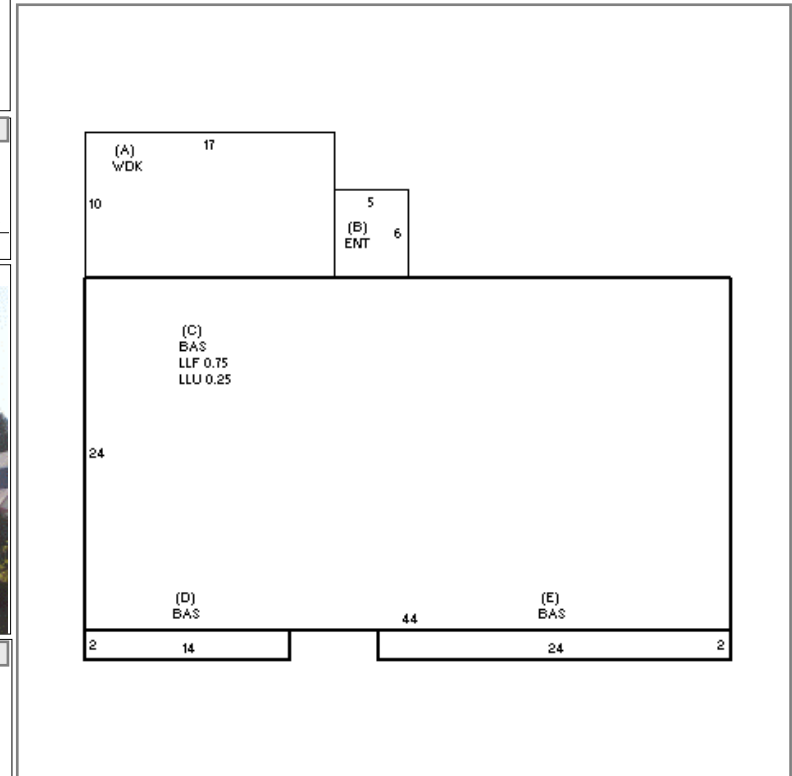
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,030 3	1.00	100	1.00	188,000	1.40	100	1.00	3	1.00	175,460

TOTAL	29,030 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 2/ T 10581			LAND	175,500	159,600
Infl1	FACTOR 100		BUILDING	235,700	200,800		
Infl2	PHY 100		DETACHED	11,300	10,700		
			OTHER	0	0		
			TOTAL	422,500	371,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70		648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/23/2016	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/27/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	322,945	
NET AREA	1,132	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	WDK	N	WOOD DECK	170		31.60	5,372	CONDITION ELEM	CD	
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	ENT	N	ENCLOSED ENTRY	30		81.10	2,433	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	264		64.39	17,000	INTERIOR	
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	LLF	N	LOWER LEVEL FIN	792		124.69	98,755	KITCHEN			
ROOMS	6	1.00	FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,132	1970	174.19	197,180	BATHS			
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00									BATHS			
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03									HEAT			
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00									ELECT			
TOT FIXTURES	3	\$2,205	ARPUD	0		1.00												
# UNITS	1	1.00	AFFORDABLE	0		1.00												
																EFF.YR/AGE	1980 / 41	
																COND	27 27 %	
																FUNC	0	
																ECON	0	
																DEPR	27 % GD 73	
																RCNLD	\$235,700	