Key: 3303

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,833

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CIULLA SCOTT G JR 25 PLEASANT AVE E BRIDGEWATER, MA 02333	73-10-0	25 PLEASANT AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CIULLA SCOTT G JR	06/27/2017	QS	269,900	48592-211
FOLLONI JILLIAN M	08/15/2005	QS	296,500	31138-076
WARD PAUL W & DONNA L	11/29/1970	QS		4370-296

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	%
		61	SITE VISIT		05/24/2018	SD	0	0
		99	OTHER		03/27/2018	SD	0	0
		51	FIELD REVIEW		09/17/2013	LF	0	0
747	10/25/2006	3	ALTERATIONS	2,500			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,400	3 1.00	100 1.00	100 1.00	188,000	1.39	100 1.00	3 1.00			175,780

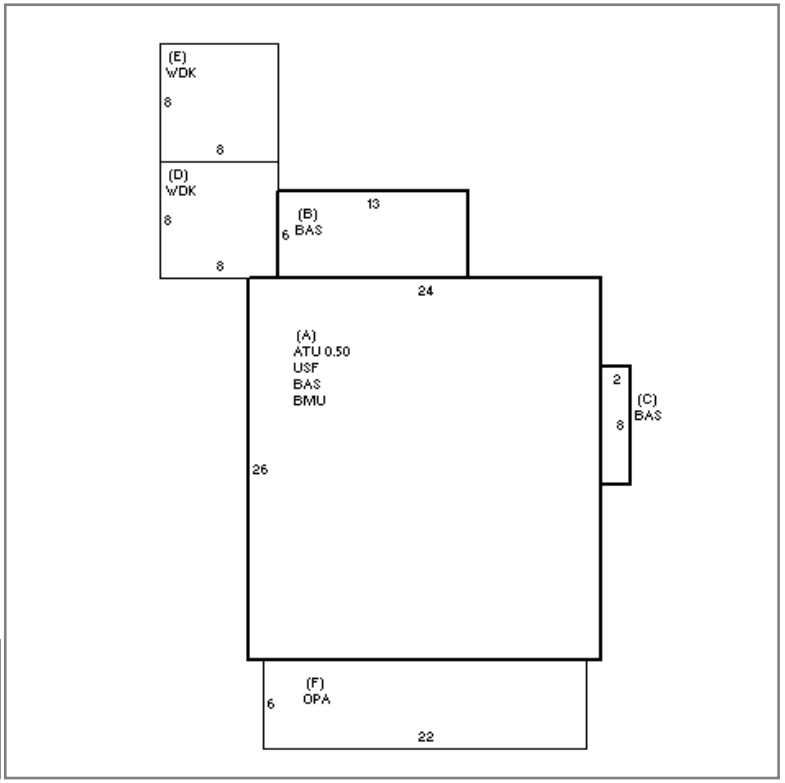
TOTAL	29,403 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 11994/ ESMT		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	175,800	159,900
BUILDING	182,500	172,400
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**360,800**	**334,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 05/25/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2018	SD
LIST		
REVIEW	4/9/2013	ER

YEAR BLT	1914	SIZE ADJ	1.000
NET AREA	1,342	DETAIL ADJ	0.918
$NLA(RCN)	$206	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,873
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	624		45.56	28,430
A	USF	L	UPPER STORY FIN	624	1914	160.58	100,201
A	ATU	N	ATTIC UNF	312		30.30	9,454
+	BAS	L	BASE AREA	718	1914	176.71	126,875
+	WDK	N	WOOD DECK	128		31.60	4,045
F	OPA	N	OPEN PORCH	132		42.70	5,636

TOTAL RCN	276,514
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1969 / 52		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			$182,500