

Key: 3489

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.997

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GANGELL RONALD J 658 UNION ST E BRIDGEWATER, MA 02333				79-11-0				658 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GANGELL RONALD J				12/03/2021	A	100		56118-302			
GANGELL RONALD J & ROSEAN				02/05/1990	A	1		9593-311			
GANGELL RONALD & ROSEANN				01/06/1977	QS			4230-429			

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 %
999	10/19/2011	6	CYCL GROWTH ALTERATIONS	23,000	09/03/2013	SLB	0 0

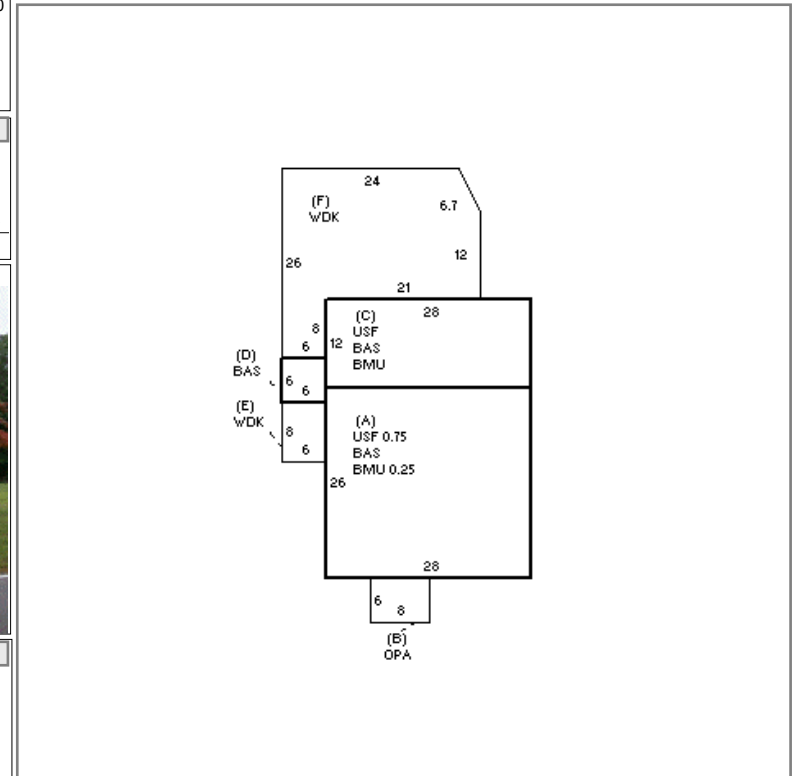
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.850	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	4,850

TOTAL	1.850 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	192,900	175,400		
Inf1	FACTOR 100		BUILDING	193,700	186,500		
Inf2	PHY 100		DETACHED	16,600	15,800		
			OTHER	0	0		
			TOTAL	403,200	377,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60		525	52.76	16,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/3/2013	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	339,785
NET AREA	1,982	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	518		49.20	25,488	CONDITION ELEM	CD
\$NLA(RCN)	\$171	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	882	1900	138.78	122,404	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	48		42.71	2,050	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,100	1900	152.72	167,991	KITCHEN	
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	573		31.60	18,107	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1963 / 58
																COND	43 43 %
																FUNC	0
																ECON	0
																DEPR	43 % GD 57
																RCNLD	\$193,700