

Situs : 18 RIDGEWAY CT	Parcel ID: 111-019	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
VIZARRETA JEFFREY E 45 SAINT CLAIRE ST BRAintree MA 02184	Living Units 2 Neighborhood 90 Alternate ID 3 Vol / Pg 42216/318 District Zoning C2 Class Residential

Property Notes
NEWER WIND/SIDING/ROOF



Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,577			76,340
Total Acres: .128 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,300	76,300	0	72,000
Building	285,000	265,200	0	226,800
Total	361,300	341,500	0	298,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	MARKET APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other

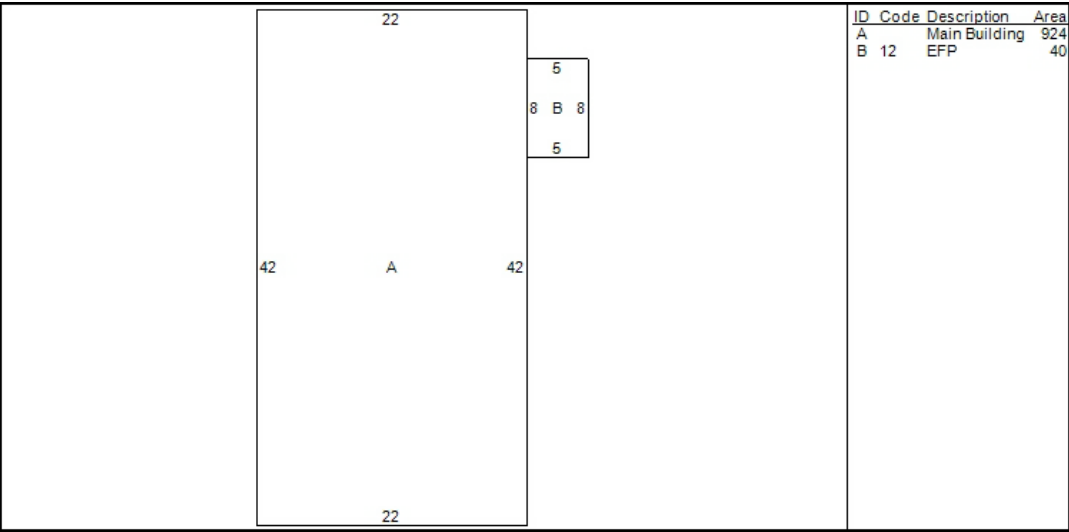
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/12/11	54629	15,000	BLDG Legal 2 Family	0
05/17/10	53228	4,000	BLDG Wndw s&Int Repai	0
05/17/05	44035	2,000	BLDG Bld Dormer	0
02/09/05	43456	1,500	BLDG Kit, Drs, Shtrk	0
02/03/05	L	0	BLDG Lgus	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/09/12		Land + Bldg	Transfer Of Convenience	42216/318		VIZARRETA JEFFREY E
05/04/10	54,900	Land + Bldg	Sale After Foreclosure	38493/286		
07/25/07	285,000	Land + Bldg	Repossession	34858/344		
11/15/05		Land + Bldg	Transfer Of Convenience	31724/290		
01/07/05	258,000	Land + Bldg	Sale After Foreclosure	29812/137		
01/06/05	195,000	Land + Bldg	Repossession	29803/004		
09/30/02	187,000	Land + Bldg	Valid Sale	22995/254		
06/26/01	145,000	Land + Bldg	Valid Sale	20073/316		
09/01/83	20,000	Land + Bldg				

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Dwelling Information			
Style	Tw o Family	Year Built	1889
Story height	1.7	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	332,491	% Good	62
Plumbing	9,787	% Good Override	
Basement	20,800	Functional	
Heating	0	Economic	
Attic	22,392	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	385,470	Additions	2,290
Ground Floor Area	924		
Total Living Area	1,894	Dwelling Value	265,180

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			2,290	