

Key: 101

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 88

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COLLINS LAURA A 153 OUSAMEQUIN PINES E BRIDGEWATER, MA 02333				3-23-0				153 OUSAMEQUIN PINES			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLLINS LAURA A				12/21/2007	A	515,000	35427-288				
SAVINO MICHAEL J & LINDA				11/12/1991	QS	145,775	10581-025				
MEURIN DANIEL A E				02/28/1968	QS		3426-442				

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 %
2018-0022	04/11/2018	3	ALTERATIONS	14,955			0 0
		6	CYCL GROWTH		05/13/2013	LF	0 0
		6	CYCL GROWTH		09/27/2006	SLB	100 100
		6	CYCL GROWTH		09/25/2006	SLB	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,670 4	1.00	100	1.00	259,440	1.27	PF	1.15	4	1.20	246,470

TOTAL	32,670 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Ngh	RES 4	N O T E C/W 24 25 26			LAND	246,500	205,500	
Inf1	FACTOR 100				BUILDING	265,300	249,800	
Inf2	PHY 100				DETACHED	13,900	13,100	
						OTHER	0	0
						TOTAL	525,700	468,400

DETACHED

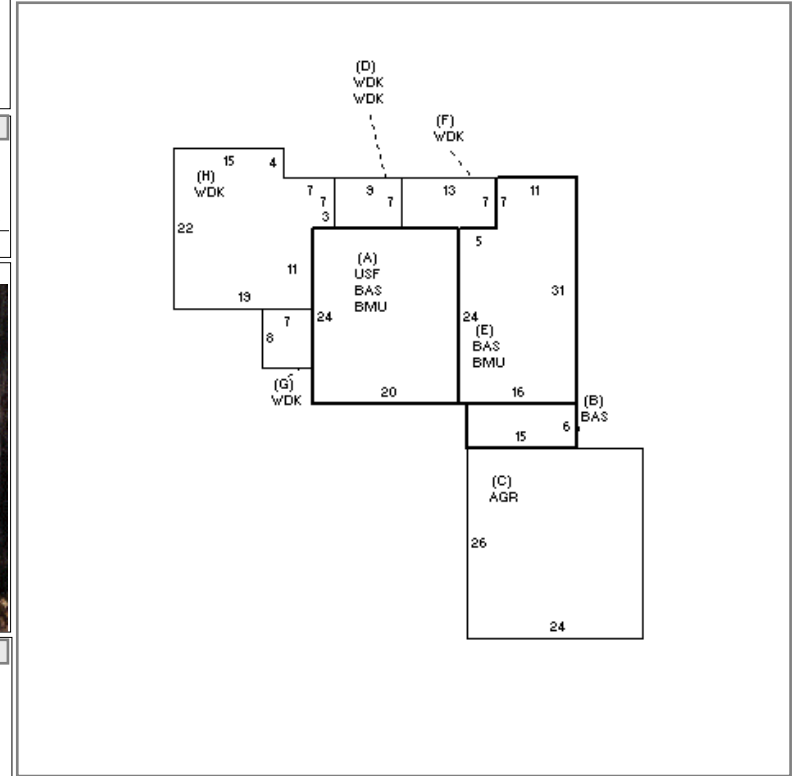
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	10 0.90	2006	648	19.48	11,400



BUILDING	CD	ADJ	DESC	MEASURE	5/12/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/14/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1909	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	363,376
NET AREA	1,511	DETAIL ADJ	0.936	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	941		39.56	37,224		
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	480	1909	156.02	74,890		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,031	1909	171.69	177,015		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	624		66.69	41,615		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	696		31.60	21,994		
				INT FINISH	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819		
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73

RCNLD	\$265,300
-------	-----------