

Key: 1241

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.020

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
VARROS NICHOLAS A S/O KENISTON ANTHONY & BARBUTO 421 PLYMOUTH ST E BRIDGEWATER, MA 02333				30-5-0				421 PLYMOUTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENISTON ANTHONY & BARBUT				03/18/2022	H	300,000	56579-008				
VARROS NICHOLAS A				09/19/2011	A		1 40330-266				
SIMS BEVERLY M &				01/19/1984	QS		5868-085				

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	%
22-151	04/06/2022	6	CYCL GROWTH		05/06/2022	SD	0	0
1650	07/26/2013	3	ALTERATIONS	12,000			0	0
	06/17/2013	6	CYCL GROWTH	800	08/15/2013		0	0
1016	11/02/2011	3	ALTERATIONS	2,600	04/09/2012		100	100

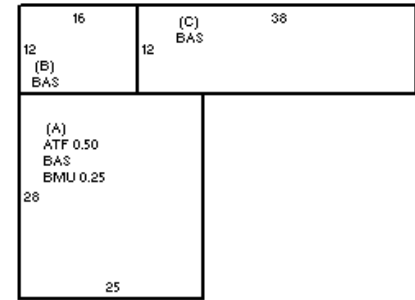
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	32,890	7	1.00	100	1.00	100	1.00	178,600	1.26	100	1.00	7	0.95			169,850

TOTAL	32,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N O T E	T 13850		LAND	169,900	154,500
Infl1	FACTOR 100		BUILDING	175,100	148,900		
Infl2	PHY 100		DETACHED	10,400	9,900		
			OTHER	0	0		
			TOTAL	355,400	313,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50		360	57.85	10,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/15/2013	LF
MODEL	1		RESIDENTIAL	LIST	7/14/2003	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1680	SIZE ADJ	1.000
NET AREA	1,698	DETAIL ADJ	1.020
\$NLA(RCN)	\$181	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$4,162
# 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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	175		52.05	9,109
A	ATF	L	ATTIC FINISH	350	1680	115.76	40,516
+	BAS	L	BASE AREA	1,348	1680	178.93	241,195
	F21	O	FPL 2S 1OP	1		6,819.00	6,819
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	307,188
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	\$175,100