

Key: 1274

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.052

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ARAUJO ERICA DEPAULA 55 SACHEM ROCK AVE E BRIDGEWATER, MA 02333				30-41-0				55 SACHEM ROCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARAUJO ERICA DEPAULA				02/07/2020	QS	508,000	52323-247				
FONTANA KEVIN D & KIMBERL				08/22/2012	QS	400,000	41834-033				
MACNEILL JAMES A JR &				08/12/1986	A		7021-213				

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	%
		99	OTHER		01/07/2021	SD	0	0
		6	CYCL GROWTH		08/24/2020	SD	0	0
		6	CYCL GROWTH		10/07/2013	SLB	0	0
		51	FIELD REVIEW		09/26/2013	PW	0	0
		6	CYCL GROWTH		09/24/2013	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000	5	1.00	1.00	225,600	1.20	1.00	1.00	5	1.20	216,740

TOTAL	35,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	N O T E	LOT 41/ T 14525		LAND	216,700	188,900
Inf1	FACTOR 100		BUILDING	402,800	361,200		
Inf2	PHY 100		DETACHED	7,600	7,200		
			OTHER	0	0		
			<b>TOTAL</b>	<b>627,100</b>	<b>557,300</b>		

DETACHED

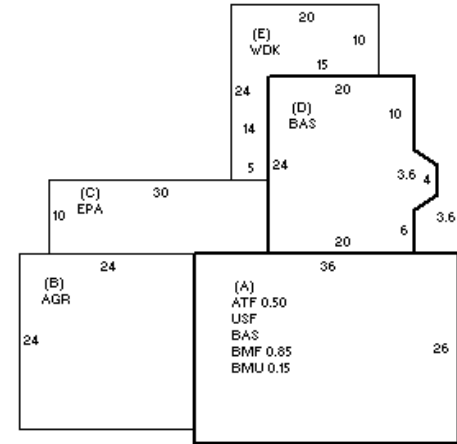
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	40 0.60	1990	648	19.48	7,600



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2013	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/25/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	544,392
NET AREA	2,838	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	140		41.61	5,825		
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	796		58.52	46,579		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1986	138.51	129,649		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	468	1986	98.61	46,151		
				FLOOR COVER	99	N/A	1.00	B	AGR	N	ATT GARAGE	576		71.28	41,056		
				INT FINISH	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	300		78.12	23,436		
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	1,434	1986	152.43	218,580		
				FUEL SOURCE	99	N/A	1.00	E	WDK	N	WOOD DECK	270		33.18	8,959		
				ARPUD	0		1.00	F	F12	O	FPL 1S 2OP	2		8,965.45	17,931		
				AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	1986 / 35
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74

RCNLD	\$402,800
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