

Key: 1287

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.064

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
PRIMIANO JOHN L & MARY C 15 CANOE WAY E BRIDGEWATER, MA 02333				30-54-0				15 CANOE WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PRIMIANO JOHN L & MARY C				04/02/1990	L	205,000	9681-062					
UNIVERSITY BANK NATIONAL				12/14/1989	L	200,000	9510-67					
FITZGIBBONS WILLIAM				10/27/1988	QS	285,000	8792-129					


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	%
379		6	CYCL GROWTH		07/03/2013	LF	0	0
261	07/22/2008	3	ALTERATIONS	5,850	04/23/2009		0	0
46	09/30/2003	7	DETACHED BLD	2,250	06/02/2004	SLB	100	100
	03/11/2002	6	CYCL GROWTH		03/11/2002	KEO	100	100

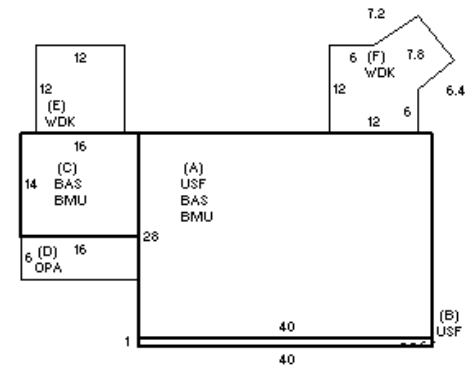
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	35,325	5	1.00	100	1.00	100	1.00	225,600	1.19	100	1.00	5	1.20	217,070
300	A	0.805	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	4,590

DETACHED

TOTAL	1.616 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		N O T E	LOT 54 c/w 21/40		LAND	221,700	193,400
Infl1	FACTOR 100			BUILDING	342,400	301,200		
Infl2	PHY 100			DETACHED	28,600	27,200		
				OTHER	0	0		
				TOTAL	592,700	521,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/16/2013
GFU	A	1.00	20 0.80	1988	576	62.00	28,600		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/3/2013	LF
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%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456,475
NET AREA	2,504	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,344		37.82	50,830		
\$NLA(RCN)	\$182	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,344	1988	157.57	211,769		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,160	1988	143.18	166,094		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	96		44.83	4,304		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	325		33.18	10,784		
				INT FINISH	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		7,160.00	7,160		
				HEATING/COOLING	2	HOT WATER	1.02										
				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	1988 / 33	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75

RCNLD	\$342,400
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