Key: 1395

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.152

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SINKIEWICZ JOSEPH J & LISA M 288 WEST ST E BRIDGEWATER, MA 02333	33-1-0	288 WEST ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SINKIEWICZ JOSEPH J & LIS	10/19/2018	QS	499,000	50421-144
GREAT SCOTT REALTY CORP	05/05/2017	H	190,000	48394-016
KUPCHUN THOMAS J HEIRS OF	02/10/1993	QS	116,900	11640-256

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

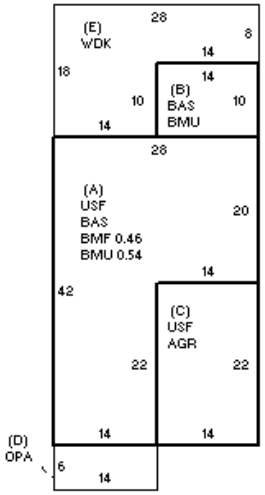
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-31	01/22/2020	3	ALTERATIONS	5,500	05/12/2020	SLB	100	100
BP-18-247	09/20/2018	7	DETACHED BLD	14,000	02/05/2019	SLB	100	100
3579	05/21/2018	1	NEW CONST	180,114	08/30/2018	SLB	100	100
18-77	02/12/2018	5	SPLIT/SUB		01/02/2019	SLB	100	100
3383	08/31/2017	4	DEMO	9,000	12/05/2017	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,564	7 1.00	100 1.00	100 1.00	178,600	1.38	100 1.00	7 0.95			167,120

TOTAL	29,564 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	167,100	152,000
BUILDING	426,800	388,200
DETACHED	4,900	4,600
OTHER	0	0
TOTAL	**598,800**	**544,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12 X 24	2018	288	18.78	4,900

PHOTO 02/05/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/5/2019	SD
LIST	2/5/2019	SD
REVIEW		

YEAR BLT	2018	SIZE ADJ	1.000
NET AREA	2,184	DETAIL ADJ	0.978
$NLA(RCN)	$201	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$6,284
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	609		40.70	24,785
A	BMF	N	BSMT FINISH-SEP	399		57.23	22,837
+	BAS	L	BASE AREA	1,008	2018	165.65	166,973
+	USF	L	UPPER STORY FIN	1,176	2018	150.53	177,022
C	AGR	N	ATT GARAGE	308		85.21	26,245
D	OPA	N	OPEN PORCH	84		44.84	3,766
E	WDK	N	WOOD DECK	364		33.18	12,077

TOTAL RCN	439,989
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2018 / 3	
COND	3 3 %	
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD		$426,800