

Key: 1425

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.186

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LANDOLFI STEVEN J 26 KENNY RD RAYNHAM, MA 02767				33-36-0				426 WEST ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LANDOLFI STEVEN J				06/23/2020	B	100	52952-261				
TRANQUIL NEST LLC				04/19/2017	U	259,900	48326-160				
CAREY ROBERT W JR & MARIL				11/19/1990	A	100	10037-297				

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	%
		6	CYCL GROWTH		04/23/2018	SD	0	0
		6	CYCL GROWTH		05/02/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,772 7	1.00	100	1.00	100	1.00	1.00	7	0.95		168,930

TOTAL	31,772 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE			LAND	168,900	153,700
Inf1	FACTOR 100		BUILDING	227,600	195,400		
Inf2	PHY 100		DETACHED	3,700	3,500		
			OTHER	0	0		
					TOTAL	400,200	352,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		200	20.44	3,700



BUILDING	CD	ADJ	DESC	MEASURE	4/23/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.030
\$NLA(RCN)	\$232	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$4,202
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	461		42.23	19,468
EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	307		59.39	18,233
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1965	198.09	152,130
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1965	180.01	103,684
FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	230		31.60	7,268
INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP	1		6,819.00	6,819	
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	311,804
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	\$227,600

