Key: 1437

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.200

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SAVINO JOSEPH 7 OAK LEAF LN N EASTON, MA 02356	34-11-0	558 WEST ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SAVINO JOSEPH	07/15/2019	U	275,000	51366-214
GOULART ROBERT & ROBERTA	06/23/2006	A	1	32909-138
GOULART ROBERT	01/14/2005	QS	305,000	29840-285

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0130	78	MULTI-USE RES		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		05/14/2020	PW	0	0
		51	FIELD REVIEW		05/11/2018	RJM	100	100
		6	CYCL GROWTH		07/24/2013	DF	100	100
670	01/04/2011	3	ALTERATIONS	2,500			100	100
916	02/08/2005	3	ALTERATIONS	1,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,295	7 1.00	100 1.00	100 1.00	178,600	2.10	100 1.00	7 0.95			157,880

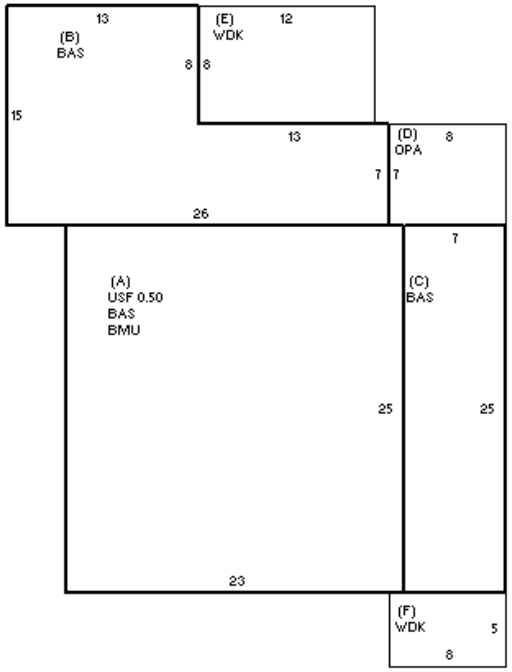
TOTAL	18,295 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	157,900	143,600
BUILDING	143,700	138,500
DETACHED	2,200	2,000
OTHER	35,500	33,800
TOTAL	**339,300**	**317,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHP	A 1.00	10 0.90	6X8		48	20.44	900
SP2	A 1.00	20 0.80	2X4		8	202.30	1,300

PHOTO 07/30/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/11/2018	RJM
LIST	5/11/2018	EST
REVIEW	6/6/2018	ER

BLDG COMMENTS
RES

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,324	DETAIL ADJ	0.918
$NLA(RCN)	$201	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,873
# 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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	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	575		47.09	27,076
A	USF	L	UPPER STORY FIN	288	1920	161.45	46,498
+	BAS	L	BASE AREA	1,036	1920	177.67	184,062
D	OPA	N	OPEN PORCH	56		42.70	2,391
+	WDK	N	WOOD DECK	136		31.60	4,298

TOTAL RCN	266,198

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1960 / 61	
COND	46	46 %
FUNC	0	
ECON	0	
DEPR	46	% GD 54
RCNLD		$143,700

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0130	78	MULTI-USE RES		2	2 of 2

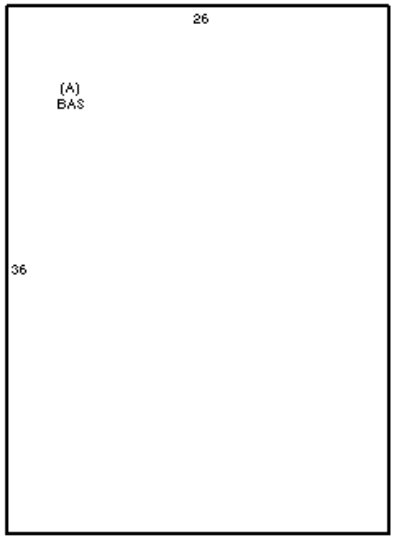
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	35,500	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/30/2021

BLDG COMMENTS

WEST ST AUTO SALES

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	31	0.81	STORE [100%]
QUALITY	M	0.50	MINIMAL [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/11/2018	RJM
LIST	5/11/2018	EST
REVIEW	6/6/2018	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	0.777
$NLA(RCN)	$100	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	936	1950	99.79	93,400

TOTAL RCN	93,400
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
CDN/APP	F

EFF.YR/AGE	1960 / 61	
COND	52	52 %
FUNC	0	
ECON	10	
DEPR	62	% GD 38
RCNLD		$35,500