

Key: 1443

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.207

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CARLOZZI RUSSELL D & NICOLE				35-5-0				15 PINE RIDGE RD				
15 PINE RIDGE RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
E. BRIDGEWATER, MA 02333				CARLOZZI RUSSELL D & NICO				02/27/2004	QS	370,000	(104946)	
				CONWAY THOMAS W JR & ALIS				09/25/2002	A	1	(102134)	
				CONWAY THOMAS W JR				01/03/2000	QS	211,500	0484-001	

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	%
607	06/16/2004	6	CYCL GROWTH		12/17/2014	LF	0	0
		8	POOL	3,000	05/31/2005	SLB	100	100
		6	CYCL GROWTH		05/13/2004	KB	0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,089 5	1.00	100	1.00	225,600	1.19	100	1.00	5	1.20	216,820

TOTAL	35,109 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE LOT 5/ #459820 #96801/ T 7944	LAND	216,800	189,000		
Infl1	FACTOR 100		BUILDING	266,400	227,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	483,200	416,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/17/2014	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,208	DETAIL ADJ	1.050
\$NLA(RCN)	\$286	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$3,570
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	N	LOWER LEVEL FIN	816		119.15	97,227
+	WDK	N	WOOD DECK	396		31.60	12,514
C	OPA	N	OPEN PORCH	200		42.70	8,540
D	PTA	N	PATIO	100		12.50	1,250
+	BAS	L	BASE AREA	1,208	1993	166.45	201,069
G	LLU	N	LOWER LEVEL UNF	288		61.53	17,722
	BMG	O	BSMT GARAGE	2		2,063.00	4,126

TOTAL RCN	346,018
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1993 / 28
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$266,400

