

Key: 1507

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.267

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FIORINI JOSEPH R & NANCY D 8 FIELDCREST DR E BRIDGEWATER, MA 02333				37-45-0				8 FIELDCREST DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FIORINI JOSEPH R & NANCY				08/22/1995	QS	190,000	13776-292				
MCCORMACK LAWRENCE E & NA				08/24/1987	QS		7956-114				
EASTBRIDGE DEVELOPMENT IN				07/02/1986	QS		6908-116				

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	%
1422	12/19/2012	6	CYCL GROWTH ALTERATIONS	4,805	07/02/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,250	5	1.00	100	1.00	100	1.00	5	1.20		216,990

TOTAL	35,250 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE	LAND	217,000	189,200		
Inf1	FACTOR 100		BUILDING	276,200	242,800		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	495,700	434,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	7/2/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,064	DETAIL ADJ	0.950
\$NLA(RCN)	\$178	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$5,168	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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
+	BMU	N	BSMT UNFINISHED	1,128		37.61	42,429
+	BAS	L	BASE AREA	1,128	1987	155.89	175,846
A	USF	L	UPPER STORY FIN	936	1987	141.66	132,596
C	WDK	N	WOOD DECK	170		31.60	5,372
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	368,230
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1987 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$276,200

