

Key: 1750

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.476

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FEDELE RONALD F & KATHLEEN A S/O FEDELE FAMILY TRUST 258 LAUREL ST E BRIDGEWATER, MA 02333				44-3-0				258 LAUREL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FEDELE FAMILY TRUST				02/17/2022	A	100	56453-204				
FEDELE RONALD F & KATHLEE				11/19/1993	A	1	12406-232				
FEDELE RONALD F & KATHLEE				10/26/1978	QS		4557-036				

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-20-248	06/11/2020	3	ALTERATIONS	8,800			0 0
		6	CYCL GROWTH		07/08/2013		0 0
	07/08/2013	6	CYCL GROWTH		10/07/2013	SLB	0 0
1194	06/15/2012	3	ALTERATIONS	11,000			0 0
532	05/13/2004	7	DETACHED BLD	3,500	06/06/2005	SLB	100 100

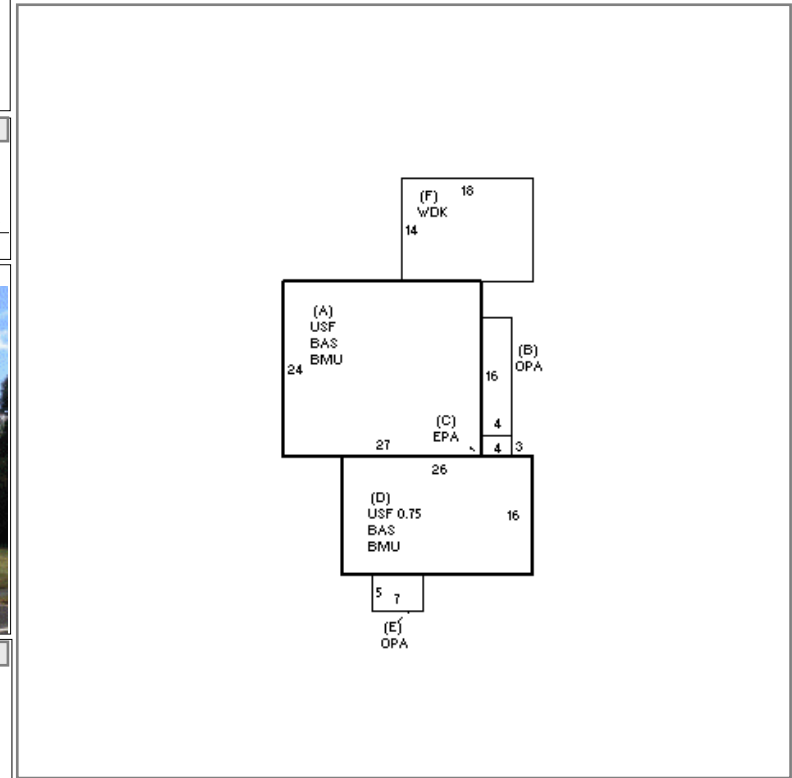
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,778 3	1.00	100	1.00	188,000	1.08	100	1.00	3	1.00	184,740

TOTAL	39,778 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE C/W 4/ T 12265	LAND		184,700	168,000	
Inf1	FACTOR 100		BUILDING		157,200	155,300	
Inf2	PHY 100		DETACHED		23,700	22,600	
			OTHER		0	0	
			TOTAL		365,600	345,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	1940	574	51.79	14,900
IPV	A	1.00	30 0.70	1997	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,227
NET AREA	2,024	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,064		38.20	40,650		
\$NLA(RCN)	\$177	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,064	1870	151.60	161,302		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	960	1870	137.76	132,252		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	99		42.70	4,227		
				FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	12		74.42	893		
				INT FINISH	99	N/A	1.00	F	W/DK	N	WOOD DECK	252		31.60	7,963		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	1955 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44

RCNLD	\$157,200
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