

Key: 1851

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.568

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SANTOCRISTO JUSTIN A & GOSTANIAN LAUREN 1444 WASHINGTON ST E BRIDGEWATER, MA 02333				47-20-0				1444 WASHINGTON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SANTOCRISTO JUSTIN A & PEDERSON ELLIOT T & SANDR				08/11/2011	N	230,000	40210-235				
PEDERSON ELLIOT T & SANDR				08/04/2011	F	1	40191-246				
PEDERSON ELLIOT T & SANDR				12/15/2005	A	100	31908-004				

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	%
22-259	05/27/2022	8	POOL	12,500				0
3353	08/03/2017	2	ADDITIONS	5,000	05/08/2018	SLB	100	100
		6	CYCL GROWTH		10/07/2013	LF	0	0

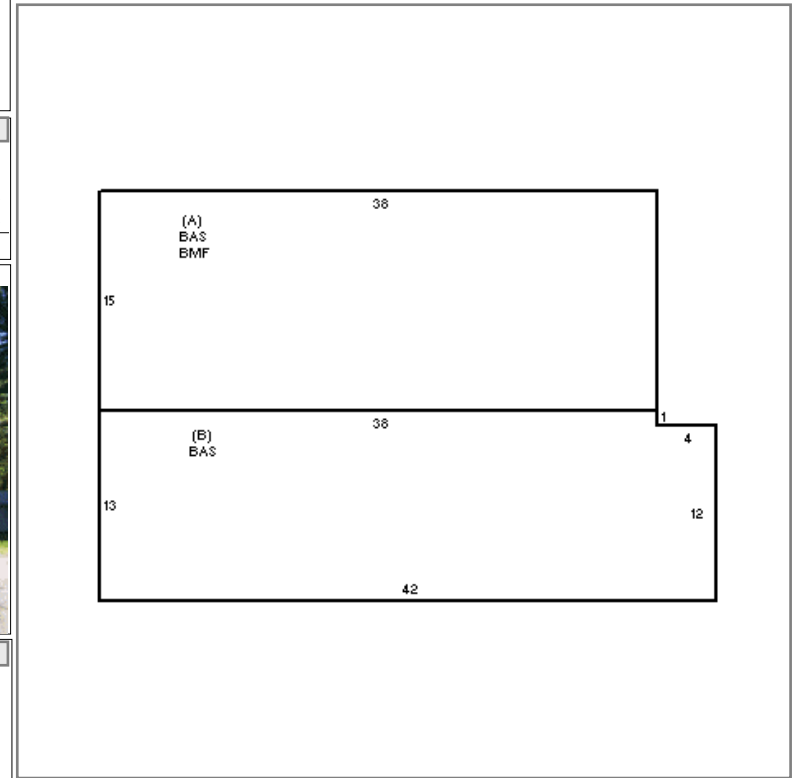
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,926 3	1.00	100	1.00	188,000	1.14	100	1.00	3	1.00	182,270

TOTAL	36,926 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE T 10076/ DRAINAGE ESMT	LAND	182,300	165,800	
Inf1	FACTOR 100		BUILDING	219,300	203,000	
Inf2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
			TOTAL	401,600	368,800	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	changed heat type to ha per homeowner
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,112	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6	\$4,284		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	570		66.42	37,858
+	BAS	L	BASE AREA	1,112	1970	219.67	244,278
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	292,437
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$219,300