Key: 1879

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.594

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRIANDAFILOS KEITH & KERRI A 203 BRIDGE ST E BRIDGEWATER, MA 02333	48-11-0	203 BRIDGE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TRIANDAFILOS KEITH & KERR	09/10/2012	U	240,000	(117988)
HODGES HARRY R & CAROL A	03/11/2004	A	180,000	(104991)
ANDERSON WILLIAM M SR & G	08/02/2001	A	1	(99714)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

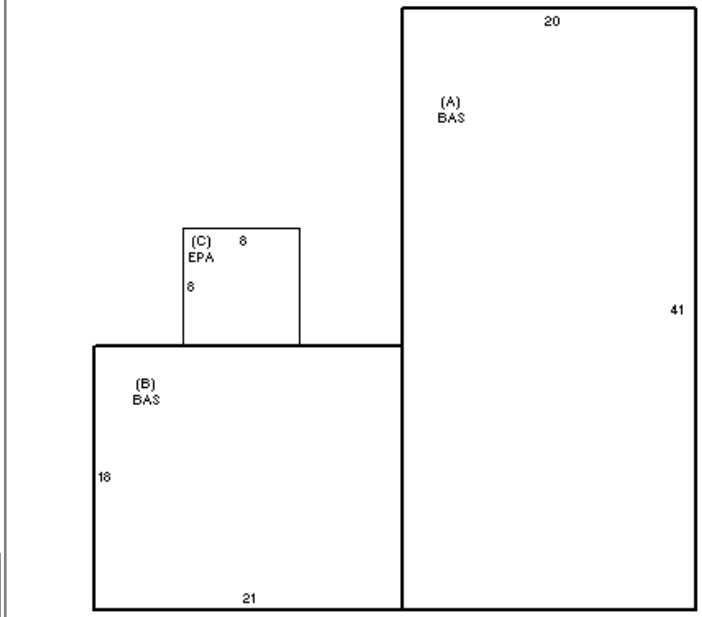
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-479	09/28/2020	3	ALTERATIONS	15,000			0	0
		6	CYCL GROWTH		06/27/2016	SD	0	0
		51	FIELD REVIEW		09/26/2013	PW	0	0
		6	CYCL GROWTH		09/05/2013	LF	0	0
	06/21/2013	6	CYCL GROWTH		10/07/2013	SLB	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,037	3 1.00	100 1.00	100 1.00	188,000	1.94	100 1.00	3 1.00			167,700

TOTAL	20,037 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT A3/ PLAN #487379 #99714 ESMT		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	167,700	152,500
BUILDING	128,700	123,000
DETACHED	0	0
OTHER	0	0
TOTAL	**296,400**	**275,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/28/2016

BLDG COMMENTS

BUILDING

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

MEASURE	6/27/2016	SD
LIST		
REVIEW	3/28/2013	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,198	DETAIL ADJ	0.969
$NLA(RCN)	$207	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,977
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	2	HOT WATER	1.02
FUEL SOURCE	7	OTHER	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,198	1950	195.98	234,780
C	EPA	N	ENCLOSED PORCH	64		74.41	4,762
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	247,536
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1959 / 62		
COND	48	48 %	
FUNC	0		
ECON	0		
DEPR	48	% GD	52
RCNLD			$128,700