Key: **1925**

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,648

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MATARAZZO ANTHONY & STELLA **25 STEVENS CT** **E BRIDGEWATER, MA 02333**	**50-8-0**	**25 STEVENS CT**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MATARAZZO ANTHONY & STELL	12/20/2017	QS	449,900	49322-028
ROLLCO CONSTRUCTION CORP	03/28/2017	S	135,850	48246-281
US BANK NATIONAL ASSOC	03/23/2017	B	10	48230-147

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

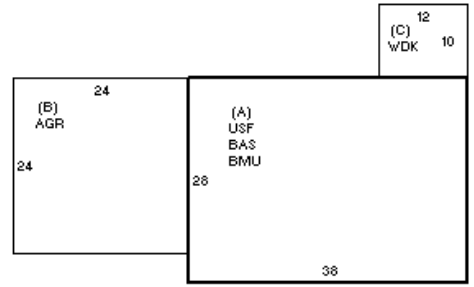
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		03/09/2018	SD	0	0
3306	06/08/2017	1	NEW CONST	236,500	12/05/2017	B	100	100
		6	CYCL GROWTH		06/13/2013	LF	0	0
47	03/12/2002	6	CYCL GROWTH		03/12/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,375	3 1.00	100 1.00	100 1.00	188,000	2.10	100 1.00	3 1.00			166,260

TOTAL	18,375 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	C/W 9		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	166,300	151,200
BUILDING	400,200	356,900
DETACHED	0	0
OTHER	0	0
TOTAL	**566,500**	**508,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/04/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/9/2018	SD
LIST		
REVIEW	3/28/2013	ER

YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	2,128	DETAIL ADJ	0.978
$NLA(RCN)	$196	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$5,985
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,064		38.20	40,650
A	BAS	L	BASE AREA	1,064	2017	158.95	169,126
A	USF	L	UPPER STORY FIN	1,064	2017	144.44	153,689
B	AGR	N	ATT GARAGE	576		67.88	39,101
C	WDK	N	WOOD DECK	120		31.60	3,792
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	416,927
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2017 / 4		
COND	4	4 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96
RCNLD			$400,200