

Key: 2233

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.930

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BRADLEY SHEPHANIE A 26 DOT AVE E BRIDGEWATER, MA 02333				56-66-0				26 DOT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRADLEY SHEPHANIE A				11/01/2016	QS	318,900		47687-342			
ANNACCONI DANIEL J &				12/11/2003	N	350,000		27206-140			
CLIMO FREDERICK T III &				04/27/1984	QS	5626-359					

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-18-343	12/10/2018	3	ALTERATIONS	3,300				0
		51	FIELD REVIEW		07/10/2017	PW		0
		99	OTHER		02/24/2017	SD		0
		51	FIELD REVIEW		10/07/2013	LF		0
500	05/03/2004	7	DETACHED BLD	3,400	06/02/2005	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,153 4	1.00	100	1.00	225,600	1.16	100	1.00	4	1.20	217,930

TOTAL	36,155 SF	ZONING	T 13677	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE		LAND	217,900	181,700		
Inf1	FACTOR 100		BUILDING	223,100	203,200			
Inf2	PHY 100		DETACHED	2,500	2,300			
			OTHER	0	0			
				TOTAL	443,500	387,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60		2005	200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	7/10/2017	PW
MODEL	1		RESIDENTIAL	LIST	6/2/2005	EST
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	4/1/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

BLDG COMMENTS	
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YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,076	DETAIL ADJ	1.071
\$NLA(RCN)	\$276	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,185	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	N	LOWER LEVEL FIN	528		137.43	72,561
B	WDK	N	WOOD DECK	320		31.60	10,112
+	BAS	L	BASE AREA	1,076	1980	191.98	206,569
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	297,444
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1987 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$223,100

