

Key: 2360

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.040

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SALVATORE SANDRA D 788 CENTRAL ST E BRIDGEWATER, MA 02333				59-64-0				788 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SALVATORE SANDRA D				10/01/2010	QS	283,000	39061-227				
BARBUTO BRUNO A & JAMIE E				06/21/2004	QS	309,000	28487-002				
SFARZO MARINO J & ANGELAR				04/03/1987	QS	7597-310					

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-20-512	10/19/2020	3	ALTERATIONS	35,000				0
	08/07/2012	51	FIELD REVIEW		07/31/2013	LF		0
		6	CYCL GROWTH					0
		6	CYCL GROWTH					0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,473 3	1.00	100	1.00	188,000	1.90	100	1.00	3	1.00	168,070

TOTAL	20,473 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE T 11896	LAND	168,100	152,900		
Inf1	FACTOR 100		BUILDING	225,200	191,900		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
TOTAL				395,800	347,100		

DETACHED

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



BUILDING	CD	ADJ	DESC	MEASURE	7/31/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,132	DETAIL ADJ	1.071
\$NLA(RCN)	\$272	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	\$2,185
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	528		63.80	33,686
A	LLF	N	LOWER LEVEL FIN	528		123.54	65,228
B	WDK	N	WOOD DECK	100		31.60	3,160
C	ENT	N	ENCLOSED ENTRY	25		81.12	2,028
+	BAS	L	BASE AREA	1,132	1964	172.58	195,356
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	308,462
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$225,200

