

Key: 2364

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.044

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MARINO REALTY TRUST MARINO GUY P & AILEEN E TR 52 LORRAINE DR E BRIDGEWATER, MA 02333				59-68-0				52 LORRAINE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARINO REALTY TRUST				01/29/2018	A	1	49448-193				
MARINO GUY P & AILEEN E				07/24/1996	QS	144,000	14533-015				
HANLEY JOSEPH T JR & BARB				05/17/1973	QS		3890-791				

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-21-245	05/27/2021	3	ALTERATIONS	5,598				0
BP-21-206	05/04/2021	3	ALTERATIONS	2,908				0
		6	CYCL GROWTH		04/28/2020			0
		51	FIELD REVIEW		09/26/2013	SD		0
		7	DETACHED BLD	3,000	06/03/2008	LF		0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	3	1.00	100	1.00	100	1.00	3	1.00		169,390

TOTAL	22,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 3		LAND	169,400	154,100
Infl1	FACTOR 100		BUILDING	235,500	200,700		
Infl2	PHY 100		DETACHED	11,400	10,800		
			OTHER	0	0		
			TOTAL	416,300	365,600		

DETACHED

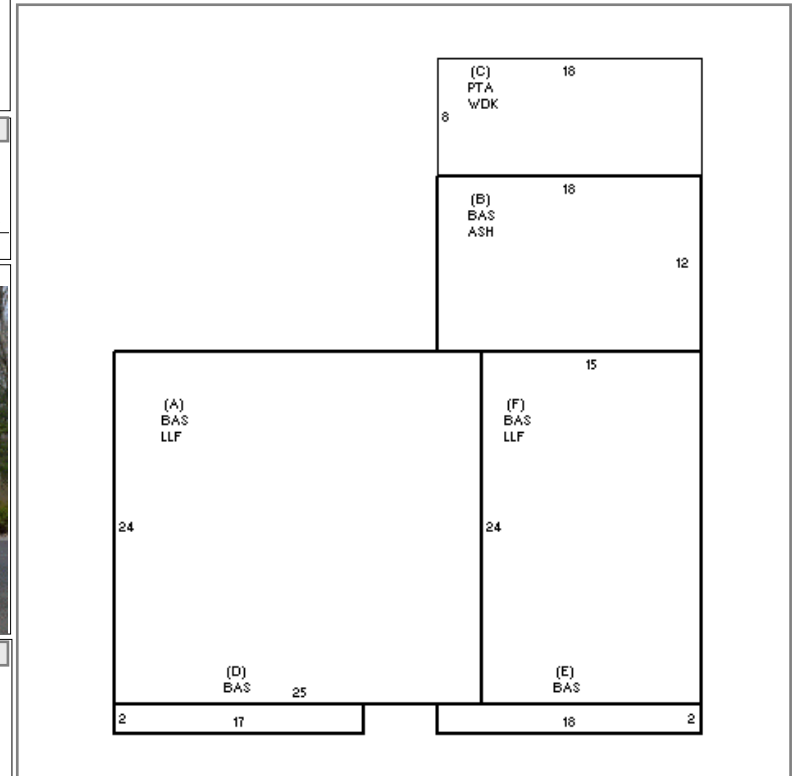
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90	2001	648	19.48	11,400



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2020	SD
MODEL	1		RESIDENTIAL	LIST	4/28/2020	SD
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%]			



YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,246	DETAIL ADJ	1.039
\$NLA(RCN)	\$270	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,533	
# 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	1	HARDWOOD	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	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	600		119.59	71,752
B	ASH	N	ATT SHED	216		16.61	3,588
C	WDK	N	WOOD DECK	144		31.60	4,550
C	PTA	N	PATIO	144		12.50	1,800
+	BAS	L	BASE AREA	1,246	1972	167.06	208,153
F	LLF	N	LOWER LEVEL FIN	360		119.59	43,051

TOTAL RCN	336,427
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$235,500