

Key: 2462

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.123

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
E MATTALIANO INVESEMENT TRUST MATTALIANO STEPHEN JR & ELLEN 11 MAPLE AVE #1 E BRIDGEWATER, MA 02333				61-10-0				11 MAPLE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
E MATTALIANO INVESEMENT T				09/04/1997	A	100	15456-068				
MATTALIANO STEPHEN J JR &				09/03/1997	A	100	15456-068				
MATTALIANO STEPHEN J				05/23/1991	B	1	10291-315				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	68	MULTI-USE COM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
BP-21-116	03/25/2021	3	ALTERATIONS	3,200	04/06/2021	SLB	100 100
2634	08/24/2015	61	SITE VISIT	1,900	12/27/2017	RJM	100 100
		3	ALTERATIONS		100 100		
		99	OTHER		08/14/2014	LF	100 100
		6	CYCL GROWTH		07/25/2013	DF	100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	35,425	C4	1.00	100	1.00	100	1.00	C4	1.05		202,190

TOTAL	35,414 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	NOTE (VAC)-2 BR APTS UP. E=MKT/INC ADJ. .	LAND	202,200	195,400		
Infl1	FACTOR 100		BUILDING	533,500	508,200		
Infl2	PHY 100		DETACHED	20,900	19,800		
			OTHER	0	0		
			TOTAL	756,600	723,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		15,000	3.70	16,700
SP2	V	1.50	30 0.70 4X5		20	303.45	4,200

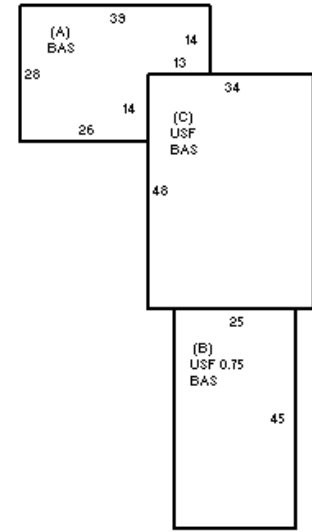


BLDG COMMENTS

EDSON INSURANCE(2000 SF)/ELMWOOD TRANSPORTATION SERVICES(500 SF)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2021	SLB
MODEL	5		CIM-5	LIST	4/6/2021	SLB
STYLE	20	1.00	OFFICE BUILDING [60%]	REVIEW	12/28/2017	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	773,167			
NET AREA	6,143	DETAIL ADJ	0.977	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	3,667	1970	125.86	461,534	CONDITION ELEM	CD			
\$NLA(RCN)	\$126	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	2,476	1970	125.86	311,633			EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	A	
				FLOOR COVER	3	W/W CARPET	1.00											EFF.YR/AGE		1981 / 40
				INT. FINISH	2	DRYWALL	1.00											COND	31	31 %
				HEATING/COOL	9	WARM/COOL AIR	1.00											FUNC	0	
				FUEL SOURCE	2	GAS	1.00											ECON	0	
				ARPUD	0		1.00											DEPR	31	% GD 69
				AFFORDABLE	0		1.00											RCNLD		\$533,500