

Key: 2464

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.125

LEG  
AL  
LAND

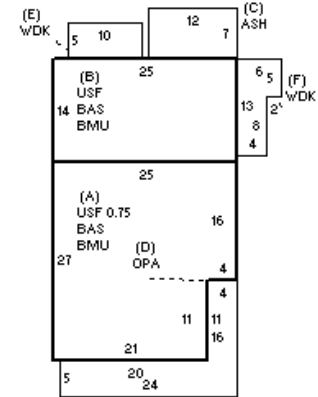
CURRENT OWNER				PARCEL ID				LOCATION				
DIFALCO PHILLIP & JANET M 55 MAPLE AVE E BRIDGEWATER, MA 02333				61-12-0				55 MAPLE AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DIFALCO PHILLIP & JANET M				09/13/1979	QS	4721-241						
DIFALCO PHILLIP & JANET M				09/12/1979	QS	45,400	4721-241					
BENJAMIN STEPHEN D & LIND				07/22/1976	QS	33,900	4182-184					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,050 3	1.00	100	1.00	188,000	2.68	100	1.00	3	1.00	162,530

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	%
558	05/08/2002	6	CYCL GROWTH		05/09/2014	LF	0	0
		6	CYCL GROWTH		07/01/2013	LF	0	0
		3	ALTERATIONS	2,500	05/19/2003	KB	100	100

LAND

TOTAL	14,070 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 12491		LAND	162,500	147,800
Inf1	FACTOR 100		BUILDING	238,600	225,600		
Inf2	PHY 100		DETACHED	11,300	10,700		
			OTHER	0	0		
					<b>TOTAL</b>	<b>412,400</b>	<b>384,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70		648	19.48	8,800



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2014	LF
MODEL	1		RESIDENTIAL	LIST	5/19/2003	KB
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	326,796
NET AREA	1,804	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	981		39.07	38,330		
\$NLA(RCN)	\$181	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	981	1880	157.68	154,681		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	823	1880	143.28	117,923		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	ASH	N	ATT SHED	84		18.75	1,575		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	164		42.70	7,003		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	112		31.60	3,539		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																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	\$238,600