

Key: 2565

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.190

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CHAPMAN COUSINS LLC 3778 FALMOUTH RD MARSTON MILLS, MA 02648				61-77-0				35 SPRING ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CHAPMAN COUSINS LLC				07/02/2008	G	1,390,000	36146-174					
ZEOLI RAYMOND F & MAUREEN				06/12/2001	A	100	19994-033					
ZEOLI RAYMOND F & MAUREEN				09/25/1996	N	287,000	14674-270					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	22,215	C3	1.00	100	201,400	1.70	100	1.00	C3		174,390

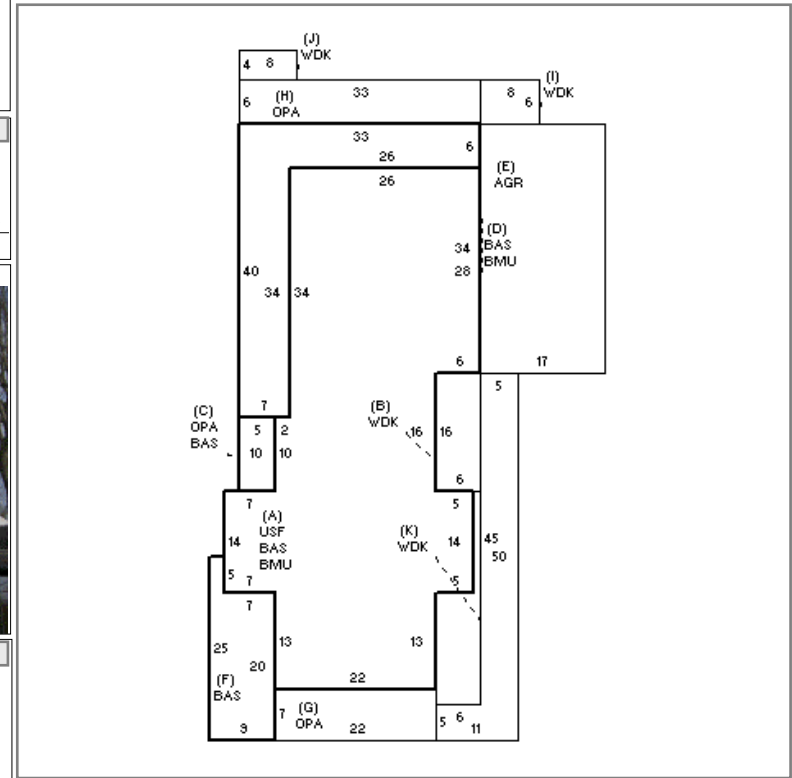
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3550	100	FUNERAL HOMES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-90	03/09/2021	3	ALTERATIONS		03/09/2021	SLB	100	100
		51	FIELD REVIEW		05/09/2018	RJM	100	100
	04/06/2015	99	OTHER				100	100
853	07/07/2011	3	ALTERATIONS	122,000	07/24/2013	DF	100	100
845	06/28/2011	3	ALTERATIONS		07/24/2013	DF	100	100

DE
TA
CH
ED

TOTAL	22,215 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N O T E C/W 78...			LAND	174,400	168,500
Inf1	FACTOR 100		BUILDING	442,300	423,300		
Inf2	PHY 100		DETACHED	21,800	20,600		
			OTHER	0	0		
			TOTAL	638,500	612,400		

PH
OTO

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		7,500	3.70	19,400
SW2	E	1.80	10 0.90	6X6	2021	72.72	2,400



BL
D
G

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	RJM
MODEL	1		RESIDENTIAL	LIST	5/9/2018	EST
STYLE	0	1.00	[100%]	REVIEW	6/8/2018	ER
QUALITY	G	1.15	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
PROPHETT-CHAPMAN, COLE, & GLENSON
FUNERAL HOME

IL
D
IN
G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	884,572
NET AREA	4,336	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,266		36.55	82,829		
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,830	1900	148.43	271,631		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	456		36.34	16,572		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,506	1900	163.34	409,332		
				FLOOR COVER	3	W/W CARPET	1.00	E	AGR	N	ATT GARAGE	578		77.99	45,075		
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	402		49.10	19,740		
				HEATING/COOLING	11	HW/COOL AIR	1.04		BMF	N	BSMT FINISH-SEP	500		51.41	25,703		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		2,372.45	4,745		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1958 / 63
																COND	50 50 %
																FUNC	0
																ECON	0
																DEPR	50 % GD 50
																RCNLD	\$442,300