

Key: 2575

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.199

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AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
TRICONI LINDA W 238 W POND ST E BRIDGEWATER, MA 02333				61-88-0				10 W UNION ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TRICONI LINDA W				10/19/1999	A	72,000	17966-016					
TRICONI LINDA W				10/18/1999	N	72,000	17966-016					
CAYLEFF NATHAN				02/14/1973	QS		3863-085					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	58	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-102	03/17/2021	3	ALTERATIONS	8,700	04/06/2021	SLB	100	100
		61	SITE VISIT		12/20/2017	RJM	100	100
		6	CYCL GROWTH		07/23/2013	DF	100	100
1421	12/19/2012	3	ALTERATIONS	1,500			100	100

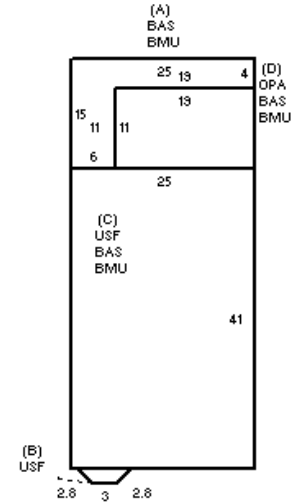
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	1,883	C4	1.00	100	211,470	7.50	100	1.00	C4	1.05	68,560

TOTAL	1,873 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS			
Ngh	C4	N . VAC RTL DOWN - VAC APT UP. 1/97 PR COND. O F=LO/50 E=MKT.			LAND	68,600	66,300			
Inf1	FACTOR 100	N O T E						BUILDING	210,800	200,800
Inf2	PHY 100		DETACHED	0	0					
					OTHER	0	0			
					TOTAL	279,400	267,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/06/2021

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2021	SLB
MODEL	5		CIM-5	LIST	4/6/2021	SLB
STYLE	31	0.83	STORE [57%]	REVIEW	1/2/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS ANGEL ALLEY GIFT STORE		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG

YEAR BLT	1881	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,280	
NET AREA	2,435	DETAIL ADJ	0.882	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	1,400		23.90	33,460	CONDITION ELEM CD		
\$NLA(RCN)	\$160	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	+	BAS	L	BASE AREA	1,400	1881	144.49	202,281	EXTERIOR	A	
				ROOF SHAPE	4	FLAT/SHED	0.98	B	USF	L	UP-STRY FIN	10	1881	144.50	1,445	INTERIOR	F	
				ROOF COVER	11	MEMBRANE	1.02	C	USF	L	UP-STRY FIN	1,025	1881	144.49	148,099	CDN/APP	F	
				FLOOR COVER	3	W/W CARPET	1.00	D	OPA	N	OPEN PORCH	209		23.90	4,995			
				INT. FINISH	1	PLASTER	1.04											
				HEATING/COOL	2	HOT WATER	1.02											
				FUEL SOURCE	1	OIL	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																EFF.YR/AGE	1966 / 55	
																COND	46 46%	
																FUNC	0	
																ECON	0	
																DEPR	46 % GD 54	
																RCNLD	\$210,800	