

Key: 259

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 227

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION								
SMUDIN FRANCIS M & RAMONA D 88 BIXBY DR E BRIDGEWATER, MA 02333				4-520-0				88 BIXBY DR								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
SMUDIN FRANCIS M & RAMONA				05/01/1992	QS	140,000	10945-140									
SMUDIN FRANCIS M & RAMONA				04/30/1992	QS	140,000	10945-140									
TROJANO STEVEN A & SHARON				03/29/1988	QS	70,000	8357-339									
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	25,350	2	1.00	100	1.00	100	1.00	205,390	1.57	PF	1.15	2	0.95		188,220

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	%
629	11/16/2010	6	CYCL GROWTH		09/24/2015	SD	0	0
		6	CYCL GROWTH		08/07/2013	LF	0	0
		3	ALTERATIONS	100			0	0
		6	CYCL GROWTH		10/25/2007	SLB	0	0

LAND

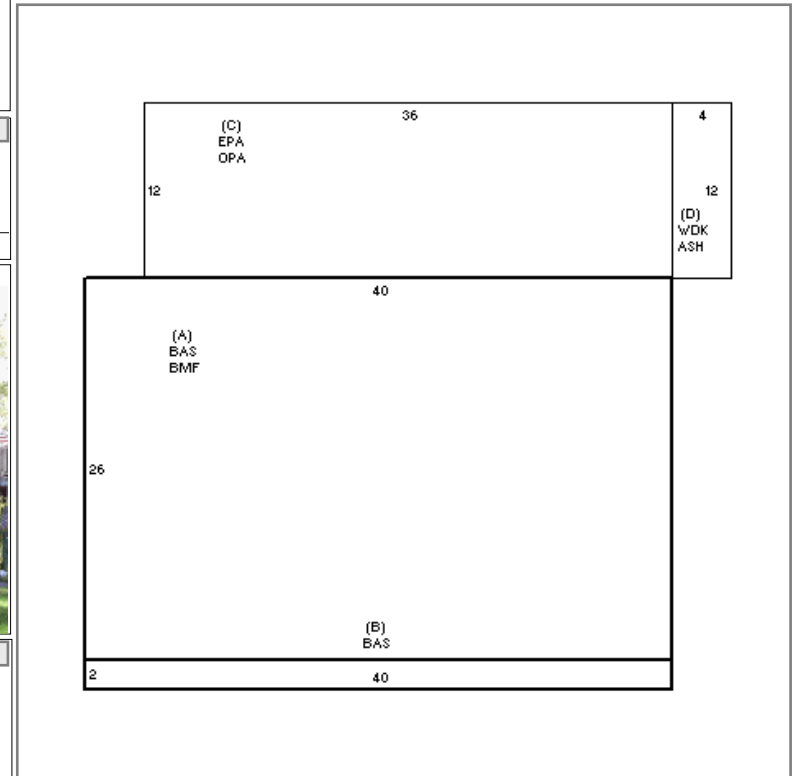
TOTAL	25,350 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 521-526	LAND	188,200	171,200		
Infl1	FACTOR 100		BUILDING	259,400	226,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>447,600</b>	<b>397,400</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/14/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,120	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$331	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	99	N/A	1.00
				INT FINISH	99	N/A	1.00
				HEATING/COOLING	2	HOT WATER	1.02
				FUEL SOURCE	99	N/A	1.00
				ARPUD	0		1.00
				AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	1,040		54.07	56,233
+	BAS	L	BASE AREA	1,120	1972	223.32	250,121
C	OPA	N	OPEN PORCH	432		42.70	18,446
C	EPA	N	ENCLOSED PORCH	432		74.40	32,141
D	ASH	N	ATT SHED	48		18.75	900
D	WDK	N	WOOD DECK	48		31.60	1,517
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	370,547	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	\$259,400