

Key: 2636

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.247

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSO DAVID & NADINE K 281 W UNION ST E BRIDGEWATER, MA 02333				62-1-0				281 W UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUSSO DAVID & NADINE K				05/27/2010	N	265,000	38565-82				
SWEENEY EVELYN M				09/23/1971	QS		3711-096				

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	%
BP-20-340	07/20/2020	3	ALTERATIONS	11,500				0
BP-19-289	08/18/2019	3	ALTERATIONS	1,200	05/04/2020	SLB	100	100
		6	CYCL GROWTH		07/15/2013	LF		0
		6	CYCL GROWTH					0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,178 3	1.00	100	1.00	188,000	2.12	100	1.00	3	1.00	166,090

TOTAL	18,165 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 10120		LAND	166,100	151,100
Infl1	FACTOR 100		BUILDING	172,000	168,900		
Infl2	PHY 100		DETACHED	12,100	11,500		
			OTHER	0	0		
<b>TOTAL</b>					<b>350,200</b>	<b>331,500</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50			441	54.87	12,100



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2020	SD
MODEL	1		RESIDENTIAL	LIST	8/11/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1895	SIZE ADJ	1.000
NET AREA	1,832	DETAIL ADJ	0.918
\$NLA(RCN)	\$188	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.35	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$3,745
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	868		40.56	35,210
A	USF	L	UPPER STORY FIN	868	1895	142.56	123,741
A	ATU	N	ATTIC UNF	304		30.30	9,211
+	BAS	L	BASE AREA	964	1895	156.88	151,230
C	WDK	N	WOOD DECK	180		31.60	5,688
D	EPA	N	ENCLOSED PORCH	203		74.40	15,103

TOTAL RCN	343,928
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	\$172,000

