

Key: 2715

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.321

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FRANKLIN J SANTILLI IRREVOV TR FBO ALESNDER J SANTILLI SANTILLI ALEXANDER J TR BOX 473 E BRIDGEWATER, MA 02333				62-88-0				71 N CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FRANKLIN J SANTILLI IRREV				01/21/2021	A	100		54241-305			
PAFF REALTY CO INC				03/22/1989	A	1		9043-320			
ALLOY CASTINGS INC				08/30/1983	QS			5442-389			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	53	MULTI-USE RES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-32	01/13/2022	3	ALTERATIONS	11,500	06/08/2022	PJK	100	100
		6	CYCL GROWTH		12/20/2017	RJM	100	100
		51	FIELD REVIEW		09/17/2013	LF	100	100

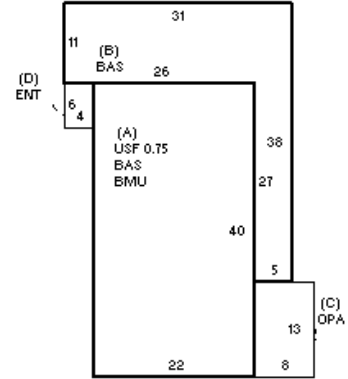
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,600	3	1.00	100	1.00	100	1.00	3	1.00		167,320

TOTAL	19,602 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N C/W 106... O T E			LAND	167,300	152,200
Infl1	FACTOR 100		BUILDING	181,000	178,300		
Infl2	PHY 100		DETACHED	2,300	2,200		
			OTHER	133,500	130,000		
					TOTAL	484,100	462,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/08/2022
TRB	A	1.00	40 0.60		2	1,928.90	2,300		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2017	RJM
MODEL	1		RESIDENTIAL	LIST	12/20/2017	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	1/12/2018	RJM
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	361,901
NET AREA	2,016	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	880		42.41	37,321		
\$NLA(RCN)	\$180	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	660	1880	144.96	95,671		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,356	1880	159.52	216,303		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	104		44.84	4,663		
				FLOOR COVER	1	HARDWOOD	1.00	D	ENT	N	ENCLOSED ENTRY	24		85.14	2,043		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				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	\$181,000

Key: 2715

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.322

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRANKLIN J SANTILLI IRREVOC TR FBO ALESNDER J SANTILLI SANTILLI ALEXANDER J TR BOX 473 E BRIDGEWATER, MA 02333				62-88-0				71 N CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	53	MULTI-USE RES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	NgH	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
NgH	NOTE		LAND	133,500	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

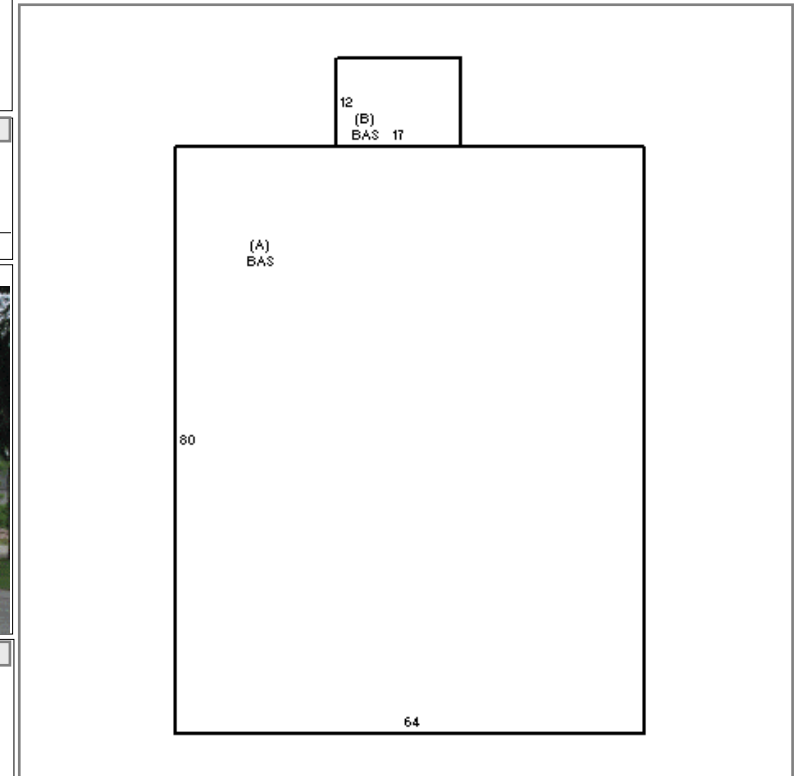
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
ALLOY CASTING

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2017	RJM
MODEL	5		CIM-5	LIST	12/20/2017	EST
STYLE	63	0.55	LIGHT MANUF. [100%]	REVIEW	1/12/2018	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	5,324	DETAIL ADJ	0.495
\$NLA(RCN)	\$56	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,120	1930	55.72	285,287
EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	204	1930	55.72	11,367
ROOF SHAPE	1	GABLE	1.00								
ROOF COVER	1	ASPH/CMP SHIN	1.00								
FLOOR COVER	9	CONCRETE	0.95								
INT. FINISH	6	MINIMUM	0.95								
HEATING/COOL	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	296,654
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1957 / 64
COND	55 55 %
FUNC	0
ECON	0
DEPR	55 % GD 45
RCNLD	\$133,500