

Key: 2717

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.324

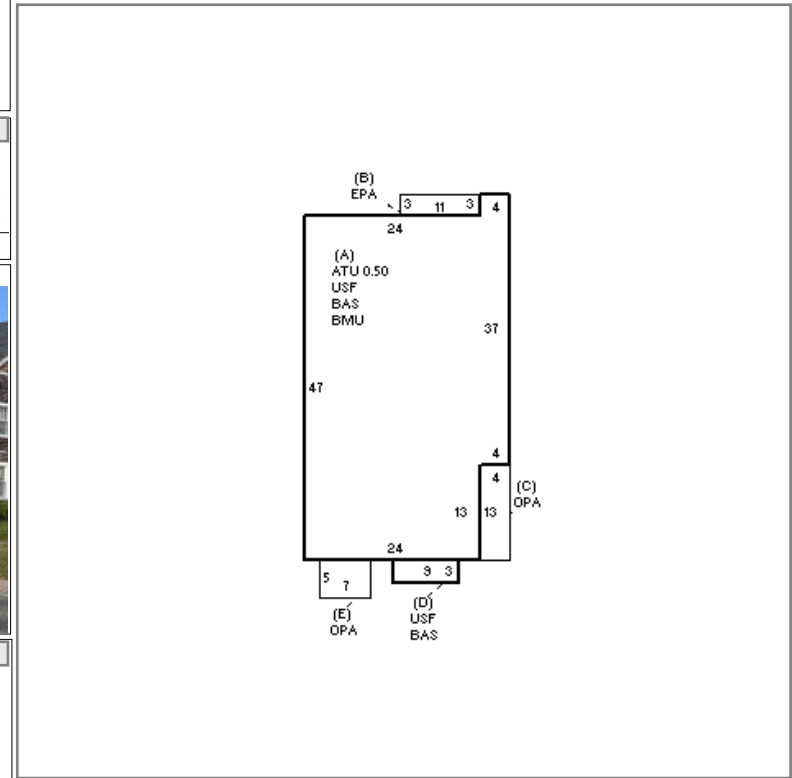
LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION				
RODRIGUES DANIELLE 85 N CENTRAL ST E BRIDGEWATER, MA 02333				62-90-0				85 N CENTRAL ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RODRIGUES DANIELLE				06/29/2018	QS	410,500	49993-127					
AVITABILE KEVIN L				02/19/2013	H	230,000	42694-234					
ZION JOSEPH J, ZILINSKI				05/21/2002	A	1	22104-341					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,600 3	1.00	100	1.00	188,000	7.78	100	1.00	3	1.00	154,370

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
101	11/29/2016	51	FIELD REVIEW		08/12/2019	PW	0	0
2024	05/22/2014	99	OTHER		12/10/2018	SD	0	0
		6	CYCL GROWTH		11/29/2017	SD	0	0
		3	ALTERATIONS	4,000			0	0
		3	ALTERATIONS	8,000			0	0

TOTAL	4,600 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E			LAND	154,400	140,400
Inf1	FACTOR 100		BUILDING	331,500	313,700		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	488,400	456,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	8/12/2019	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/4/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,405	
NET AREA	2,606	DETAIL ADJ	1.009	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,276		36.47	46,535	CONDITION ELEM	CD	
\$NLA(RCN)	\$177	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,303	1880	140.40	182,939	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	638		30.30	19,331	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	33		74.39	2,455	KITCHEN	G	
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	87		42.70	3,715	BATHS	G	
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,303	1880	154.50	201,313	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1976 / 45
																	COND	28 28 %
																	FUNC	0
																	ECON	0
																	DEPR	28 % GD 72
																	RCNLD	\$331,500