

Key: 2771

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.370

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
RUSSO COURTNEY & NICHOLAS 45 VILLAGE RD E BRIDGEWATER, MA 02333				62-160-0				45 VILLAGE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RUSSO COURTNEY & NICHOLAS				09/30/2015	QS	260,000	46103-232					
CHAGNON JOHN J & DIANE M				06/04/2012	S	217,000	41466-126					
FEDERAL HOME LOAN MTG COR				04/17/2012	L	194,807	41239-255					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	42,960 4	1.00	100	1.00	225,600	1.01	100	1.00	4	1.20	224,980

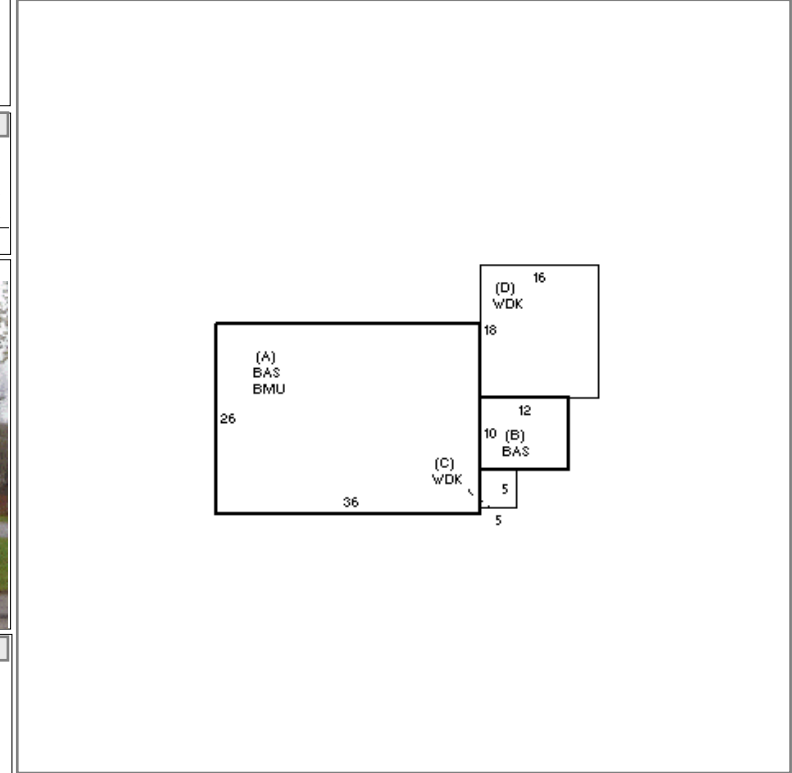
LAND

TOTAL	42,960 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 16		LAND	225,000	187,600
Inf1	FACTOR 100		BUILDING	186,000	173,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>411,000</b>	<b>361,400</b>

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-21-274	06/09/2021	8	POOL	6,500	07/23/2013		0 0
	04/29/2015	6	CYCL GROWTH			SD	0 0
		6	CYCL GROWTH			LF	0 0
393	01/12/2006	3	ALTERATIONS	6,200	05/10/2006	SLB	100 100
342	10/31/2005	7	DETACHED BLD	6,000	05/10/2006	SLB	100 100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/4/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	290,628
NET AREA	1,056	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		39.63	37,091		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,056	1967	223.02	235,507		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	313		31.60	9,891		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				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	1967 / 54
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$186,000