

Key: 2791

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.389

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
MIRRIONE NANCY A 452 N CENTRAL ST E BRIDGEWATER, MA 02333				63-9-0				452 N CENTRAL ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MIRRIONE NANCY A				01/10/2018	A	1 49393-123		
MIRRIONE NANCY A AND				09/09/2010	A	1 38958-19						
MIRRIONE DARRELL S &				09/28/2000	QS	149,500	18920-286					

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	%
837	10/21/2004	51	FIELD REVIEW		09/10/2013	LF	0	0
92	07/01/2003	6	CYCL GROWTH		06/03/2006		0	0
		3	ALTERATIONS	3,500			0	0
		2	ADDITIONS	40,000		CAP	0	0

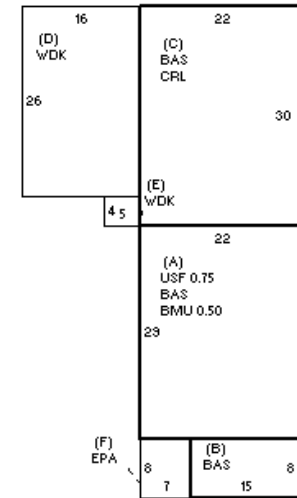
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,270 3	1.00	100	1.00	100	1.00	100	1.00	3	1.00	187,760

TOTAL	43,270 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	187,800	170,800
Inf1	FACTOR 100		BUILDING	164,000	161,400		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	354,300	334,500

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	9/10/2013	LF
MODEL	1		RESIDENTIAL	LIST	6/3/2005	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/4/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,897	DETAIL ADJ	0.927	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$173	OVERALL	1.000	EXT COVER	3	ALUMINUM	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	9	WARM/COOL AIR	1.03
				FUEL SOURCE	2	GAS	1.00
				ARPUD	0		1.00
				AFFORDABLE	0		1.00

YEAR BLT	1870	SIZE ADJ	1.000	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	328.033
NET AREA	1,897	DETAIL ADJ	0.927	A	BMU	N	BSMT UNFINISHED	319		39.11	12,475		
\$NLA(RCN)	\$173	OVERALL	1.000	A	USF	L	UPPER STORY FIN	479	1870	142.19	68,111		
				+	BAS	L	BASE AREA	758	1870	156.48	118,610		
				C	CRL	N	BSMT CRAWL	660		8.68	5,727		
				C	BAS	L	BASE AREA	660	2003	156.48	103,275		
				+	WDK	N	WOOD DECK	436		31.60	13,778		
				F	EPA	N	ENCLOSED PORCH	56		74.39	4,166		

CONDITION ELEM	CD	TOTAL RCN	328.033
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	1958 / 63		
COND	50 50 %		
FUNC	0		
ECON	0		
DEPR	50 % GD	50	
RCNLD		\$164,000	