

Key: 2815

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.412

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
88 PLEASANT ST REALTY TRUST DANKSEWICZ ALFRED R & CYNTHIA PO BOX 366 W BRIDGEWATER, MA 02379				63-34-0				88 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
88 PLEASANT ST REALTY TRU				12/04/2017	A	1	49256-038				
DANKSEWICZ ALFRED R JR &				03/17/2017	V	259,900	48213-259				
BUMPUS GORDON Y				09/04/1984	QS	5774-082					

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	%
2017-0031	04/18/2017	3	ALTERATIONS	24,000	05/09/2018	SLB	100	100
2017-0030	04/18/2017	3	ALTERATIONS	14,000	05/24/2017	SLB	100	100
		5	SPLIT/SUB		05/26/2015	SLB	0	0
		51	FIELD REVIEW		09/17/2013	LF	0	0
198	09/14/2009	3	ALTERATIONS	3,575			0	0


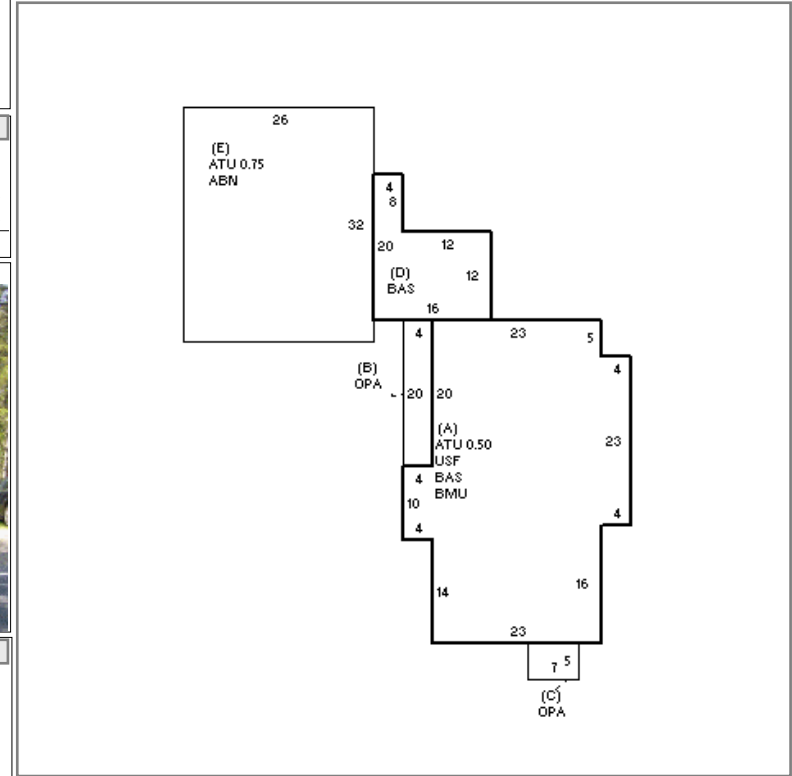
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,407 3	1.00	100	1.00	188,000	1.31	100	1.00	3	1.00	177,520

TOTAL	31,407 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 1 & 1A/ T 13782	LAND	177,500	161,500
Inf1	FACTOR 100			BUILDING	217,000	214,200
Inf2	PHY 100			DETACHED	0	0
				OTHER	0	0
				TOTAL	394,500	375,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/09/2018

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2013	LF
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%]			

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	493,203
NET AREA	2,512	DETAIL ADJ	1.009	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,144		37.48	42,873	CONDITION ELEM	CD
\$NLA(RCN)	\$196	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,144	1850	141.84	162,260	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	ATU	N	ATTIC UNF	1,196	30.30	36,239	INTERIOR	
STORIES	2.5		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	115		42.70	4,911	KITCHEN	
ROOMS	12		1.00	FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,368	1850	156.08	213,520	BATHS	
BEDROOMS	6		1.00	INT FINISH	99	N/A	1.00	E	ABN	N	ATT BARN	832		27.00	22,464	HEAT	
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819	ELECT	
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	6	\$4,117		ARPUD	0		1.00										
# UNITS	2	1.10		AFFORDABLE	0		1.00										
																EFF.YR/AGE	1955 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$217,000