Key: 2893

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,478

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BKK IRREVOCABLE TRUST S/O NICASTRO MATTHEW 18 LELAND ST E BRIDGEWATER, MA 02333	64-39-0	18 LELAND ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NICASTRO MATTHEW	07/15/2022	QS	422,000	57028-178
BKK IRREVOCABLE TRUST	11/07/2016	A	100	47711-046
PAULSON MARIE M	07/13/1972	QS		3795-796

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-19-110	04/12/2019	3	ALTERATIONS	21,000			0	0
		6	CYCL GROWTH		05/10/2018	SLB	100	100
2392	04/06/2015	7	DETACHED BLD	13,998	06/10/2015	SLB	100	100
1700	09/09/2013	3	ALTERATIONS	6,500			0	0
		6	CYCL GROWTH		05/31/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,750	3 1.00	100 1.00	100 1.00	188,000	2.93	100 1.00	3 1.00			161,410

TOTAL	12,750 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 10414		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	161,400	146,800
BUILDING	215,000	197,900
DETACHED	9,000	8,600
OTHER	0	0
TOTAL	**385,400**	**353,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	20 X 20	2015	400	16.79	6,000
OPA	A 1.00	10 0.90	6 X 20	2015	120	27.36	3,000

PHOTO 05/10/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/10/2018	SLB
LIST		
REVIEW	4/5/2013	ER

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	876	DETAIL ADJ	1.020
$NLA(RCN)	$323	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	876		40.43	35,413
A	BAS	L	BASE AREA	876	1951	240.23	210,440
B	AGR	N	ATT GARAGE	384		75.54	29,006
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	282,957
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 31	
COND	24 24 %	
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$215,000