

Key: 2987

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.555

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KOMARNISKY BROS INC 1034 CENTRAL ST E BRIDGEWATER, MA 02333				67-11-0				1120 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOMARNISKY BROS INC				07/01/1994	A		1 12993-298				
KOMARNISKY JOHN & JULIA M				01/08/1975	QS		4042-184				

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	%
		6	CYCL GROWTH		03/11/2013	PW	0	0

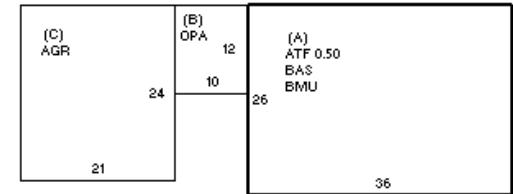
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,290 3	1.00	100	1.00	188,000	3.04	100	1.00	3	1.00	161,010

TOTAL	12,284 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	161,000	146,500		
Infl1	FACTOR 100		BUILDING	140,000	126,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	301,000	273,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/11/2013	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	318,206		
NET AREA	1,404	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		39.63	37,091	CONDITION ELEM	CD		
\$NLA(RCN)	\$227	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	936	1880	192.61	180,282	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	468	1880	124.61	58,318	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	120		42.70	5,124	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	504		70.06	35,310	BATHS			
				INT FINISH	99	N/A	1.00											HEAT	
				HEATING/COOLING	3	RADIANT	1.02											ELECT	
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE	1955 / 66
				ARPUD	0		1.00											COND	56 56 %
				AFFORDABLE	0		1.00											FUNC	0
														ECON	0				
														DEPR	56 % GD	44			
														RCNLD	\$140,000				