Key: 3031

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,598

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FOSTELLO JAMES F JR & SARAH E 1 AVERY LANE E BRIDGEWATER, MA 02333	67-57-0	1 AVERY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FOSTELLO JAMES F JR & SAR	01/25/2013	A	1	42590-145
FOSTELLO SARAH E & JAMES	09/23/2005	QS	427,500	31390-314
SIRVA RELOCATION LLC	09/23/2005	L	445,000	31390-312

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

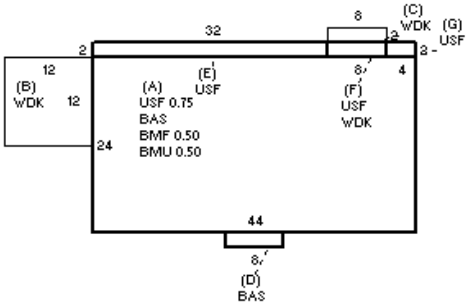
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		08/05/2015	SD	100	100
		6	CYCL GROWTH		05/03/2013	LF	0	0
687	01/25/2011	3	ALTERATIONS	60,000			0	0
592	10/18/2010	7	DETACHED BLD	10,000			0	0
		6	CYCL GROWTH		10/27/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,263	4 1.00	100 1.00	100 1.00	225,600	1.01	100 1.00	4 1.20			225,290

TOTAL	43,263 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

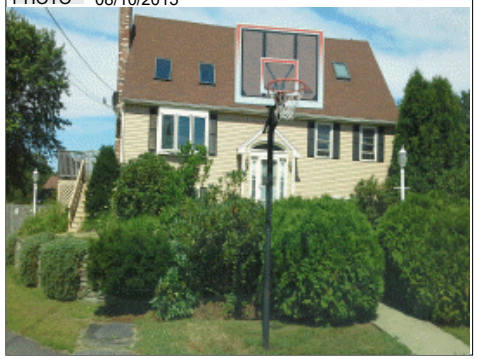
ASSESSED	CURRENT	PREVIOUS
LAND	225,300	187,800
BUILDING	297,000	254,700
DETACHED	43,100	41,100
OTHER	0	0
TOTAL	**565,400**	**483,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	10 0.90		1989	672	45.29	27,400
FBN	A 1.00	30 0.70		1991	840	26.68	15,700

PHOTO 08/10/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/5/2015	SD
LIST		
REVIEW	4/8/2013	ER

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,952	DETAIL ADJ	1.040
$NLA(RCN)	$200	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,243
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
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	528		38.27	20,209
A	BMF	N	BSMT FINISH-SEP	528		53.83	28,420
+	WDK	N	WOOD DECK	176		31.60	5,562
+	BAS	L	BASE AREA	1,072	1986	173.92	186,444
+	USF	L	UPPER STORY FIN	880	1986	158.05	139,081
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	390,778
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1991 / 30		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$297,000