Key: 3039

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,604

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WOJCECHOWSKI J F & BUCKMAN H &	68-4-0	372 WALNUT ST
KOMARNISKY JULIA M		
C/O CHARLES T HEATH		
372 WALNUT ST		
E BRIDGEWATER, MA 02333		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WOJCECHOWSKI J F & BUCKMA	10/25/1962	QS		2976-039

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0170	100	Mixed-Res/Chpt		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		06/13/2022	SD	0	0
22-214	05/13/2022	2	ADDITIONS	23,001	06/09/2022	SD	0	0
BP-21-300	06/17/2021	3	ALTERATIONS	3,000	06/22/2021	SLB	100	100
BP-21-25J9	06/01/2021	3	ALTERATIONS	3,200	06/15/2021	SLB	100	100
BP-20-591	11/30/2020	3	ALTERATIONS	2,800	08/04/2021	PJK	0	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00			188,000
200	A	2.000	3	1.00	100	1.00	100	1.00	52,500	1.00	100	1.00	ELP	1.00	713A	104,540	460
300	A	8.000	3	1.00	100	1.00	100	1.00	5,700	0.74	100	1.00	ELP	1.00	718A	31,790	1,840

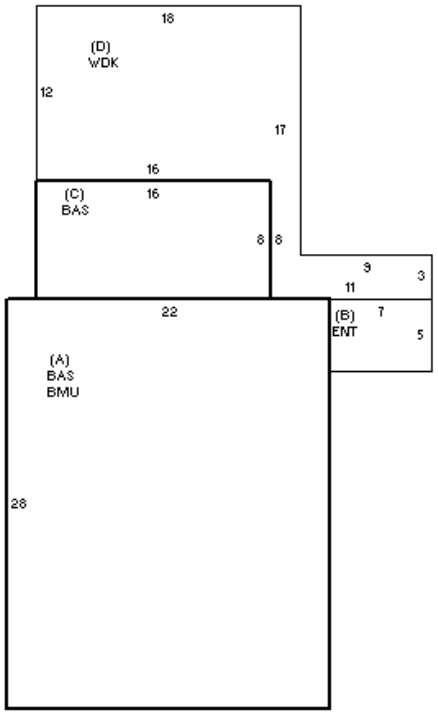
TOTAL	11.000 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE	FFCV-290700. FY04 FFCV/315000. CODE S. # 122166 # 122165. T 7603 & T 12796.		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	190,300	173,150
BUILDING	170,500	136,800
DETACHED	4,800	4,500
OTHER	0	0
TOTAL	**365,600**	**314,450**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60	21X24		504	15.74	4,800

PHOTO 09/19/2021



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	6/9/2021	SLB
LIST	6/9/2021	SLB
REVIEW	5/30/2018	ER

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	744	DETAIL ADJ	1.020
$NLA(RCN)	$318	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	616		45.77	28,194
A	BAS	L	BASE AREA	616	1953	262.79	161,881
B	ENT	N	ENCLOSED ENTRY	35		81.11	2,839
C	BAS	L	BASE AREA	128	2021	262.80	33,638
D	WDK	N	WOOD DECK	259		31.60	8,184

TOTAL RCN	236,817

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1976 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$170,500