Key: 3051

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,617

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOMARNISKY BROS INC 1034 CENTRAL ST E BRIDGEWATER, MA 02333	68-18-0	989 CENTRAL ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOMARNISKY BROS INC	01/08/1975	QS		4042-185

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

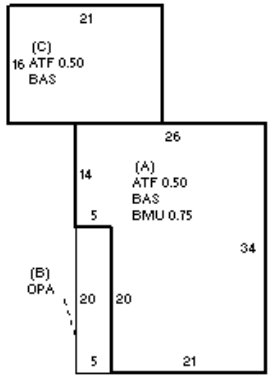
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		04/01/2014	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,000	3 1.00	100 1.00	100 1.00	188,000	2.69	100 1.00	3 1.00			162,480

TOTAL	14,000 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 11182		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	162,500	147,800
BUILDING	162,400	153,600
DETACHED	0	0
OTHER	0	0
TOTAL	**324,900**	**301,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/29/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/1/2014	LF
LIST		
REVIEW	4/8/2013	ER

YEAR BLT	1820	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	0.918
$NLA(RCN)	$167	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,873
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	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	588		46.64	27,422
+	ATF	L	ATTIC FINISH	560	1820	104.60	58,574
B	OPA	N	OPEN PORCH	100		42.70	4,270
+	BAS	L	BASE AREA	1,120	1820	161.68	181,076
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	280,034

CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1964 / 57	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD		$162,400