

Key: 3063

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.626

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CIPULLO LEONARD J JR 373 WALNUT ST E BRIDGEWATER, MA 02333				68-30-0				373 WALNUT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CIPULLO LEONARD J JR				05/17/2013	QS	237,000	43078-251				
GIANGREGORIO JULIET A				04/17/2013	A	1 42946-249					
GIANGREGORIO JULIET				10/28/1987	QS	8092-217					

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-20-513	10/19/2020	3	ALTERATIONS	42,000			0 0
BP-19-92	03/29/2019	3	ALTERATIONS	5,702			0 0
		6	CYCL GROWTH		12/04/2018	SD	0 0
3564	04/18/2018	3	ALTERATIONS	8,000	12/04/2018	SD	0 100
3303	06/07/2017	3	ALTERATIONS	1,300	08/29/2007	SLB	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,215 3	1.00	100	1.00	188,000	1.77	100	1.00	3	1.00	169,580

TOTAL	22,216 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOTS 27 15B		LAND	169,600	154,200
Inf1	FACTOR 100		BUILDING	204,500	186,600		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	376,600	343,100		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			200	20.44	2,500

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	365,165
NET AREA	1,152	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	288		89.02	25,637	CONDITION ELEM	CD
\$NLA(RCN)	\$317	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	EPA	N	ENCLOSED PORCH	210		74.40	15,624	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,152	1960	200.19	230,616	INTERIOR	F
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BMU	N	BSMT UNFINISHED	528		48.79	25,760	KITCHEN	F
				FLOOR COVER	99	N/A	1.00	E	LLF	N	LOWER LEVEL FIN	288		143.30	41,271	BATHS	F
				INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	460		31.60	14,536	HEAT	A
				HEATING/COOLING	3	RADIANT	1.02		BMG	O	BSMT GARAGE	1		2,063.00	2,063	ELECT	A
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	1962 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$204,500

