

Key: 3135

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.678

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
CASTAGNOZZI FRANCIS III & LEWIS-CASTAGNOZZI TAVIA 223 BROAD MEADOW DR E BRIDGEWATER, MA 02333				70-28-0				223 BROAD MEADOW DR					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				CASTAGNOZZI FRANCIS III & GAVIN DENNIS W & KERRY A KENDRICK LEE A & SANDRA J				10/28/2016 05/27/2004 08/08/1983	QS QS QS	435,000 388,000 5424-238	47664-224 28313-002 5424-238		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	28,273 4	1.00	100	1.00	225,600	1.43	100	1.00	4	1.20	209,770	

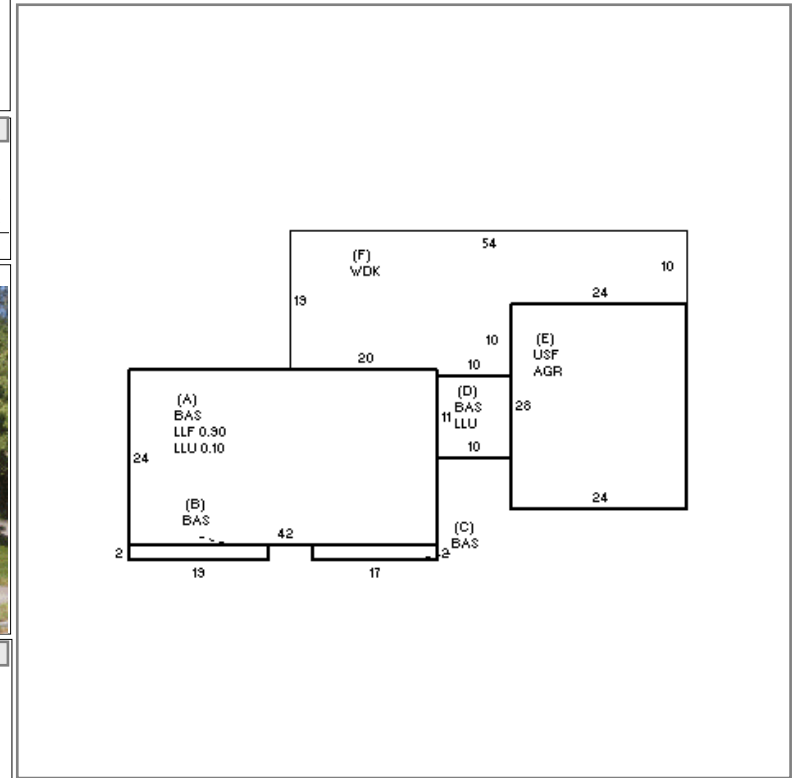
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
51		FIELD REVIEW			07/10/2017	PW	0	0
61		SITE VISIT			06/27/2017	SD	0	0
6		CYCL GROWTH			09/28/2015	SD	0	0
51		FIELD REVIEW			10/02/2013	LF	0	0
6		CYCL GROWTH		6,900	08/26/2004		0	0

LAND

TOTAL	28,273 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 42/ T 13445		LAND	209,800	174,900
Inf1	FACTOR 100		BUILDING	365,200	318,800		
Inf2	PHY 100		DETACHED	3,200	3,100		
			OTHER	0	0		
			<b>TOTAL</b>	<b>578,200</b>	<b>496,800</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			288	18.78	3,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2017	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,922
NET AREA	1,862	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	211		59.10	12,471		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	N	LOWER LEVEL FIN	907		114.45	103,802		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,190	1974	159.88	190,252		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	AGR	N	ATT GARAGE	672		65.71	44,155		
				FLOOR COVER	99	N/A	1.00	E	USF	L	UPPER STORY FIN	672	1974	145.28	97,630		
				INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	820		31.60	25,912		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1989 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$365,200