Key: 3184

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,722

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CANUTO HELENA & DE PINA BERNADINO PIRES JOAO 231 N BEDFORD ST E BRIDGEWATER, MA 02333	71-42-0	231-& 233 N BEDFORD ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CANUTO HELENA & DE PINA	12/22/2020	A	1	54055-309
CANUTO HELENA	09/28/2017	QS	305,000	48982-242
STANKEVITZ BRYANT A	08/11/1995	QS	110,000	13755-205

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/22/2018	SD	0	0
		6	CYCL GROWTH		03/19/2018	SD	0	0
		6	CYCL GROWTH		03/11/2013	PW	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,565	7 1.00	100 1.00	100 1.00	178,600	1.18	100 1.00	7 0.95			172,040

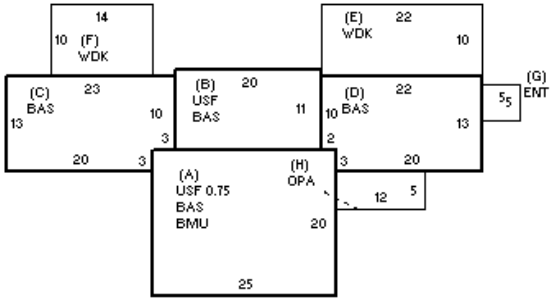
TOTAL	35,565 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	172,000	156,500
BUILDING	153,300	151,800
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**327,800**	**310,600**

DETACHED

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

PHOTO 05/22/2018



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	5/22/2018	SD
LIST		
REVIEW	4/8/2013	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,885	DETAIL ADJ	0.980
$NLA(RCN)	$185	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	6	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,998
# UNITS	2	1.10

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	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	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	500		49.97	24,984
+	USF	L	UPPER STORY FIN	595	1900	150.64	89,628
+	BAS	L	BASE AREA	1,290	1900	165.77	213,837
+	WDK	N	WOOD DECK	360		31.60	11,376
G	ENT	N	ENCLOSED ENTRY	25		81.12	2,028
H	OPA	N	OPEN PORCH	60		42.70	2,562

TOTAL RCN	348,413
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1955 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$153,300