**Key: 3187**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,725

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **CORREIA JONATHAN**<br>**68 N WATER ST**<br>**E BRIDGEWATER, MA 02333** | **71-46-0** | **68 N WATER ST** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CORREIA JONATHAN | 11/15/2021 | QS | 448,000 | 56016-237 |
| GLEBA JOSEPH & JONELLE | 05/22/2015 | QS | 285,000 | 45574-271 |
| FRAZIER MATTHEW G | 08/01/2007 | QS | 300,000 | 34904-028 |

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

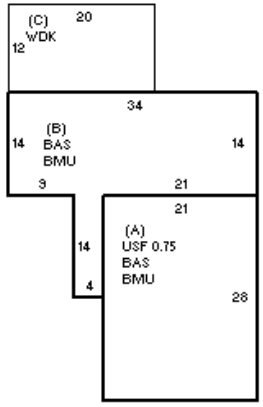
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 10/03/2022 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 02/17/2022 | SD | 0 | 0 |
| BP-20-573 | 11/20/2020 | 3 | ALTERATIONS | 13,686 | | | 0 | 0 |
| BP-20-401 | 08/18/2020 | 3 | ALTERATIONS | 8,000 | | | 0 | 0 |
| | | 51 | FIELD REVIEW | | 05/16/2016 | PW | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 35,660 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 1.18 | 100 1.00 | 3 1.00 | | | 181,180 |

| TOTAL | 35,660 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 181,200 | 164,800 |
| BUILDING | 233,400 | 218,200 |
| DETACHED | 11,800 | 11,100 |
| OTHER | 0 | 0 |
| TOTAL | **426,400** | **394,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 40 0.60 | | | 200 | 20.44 | 2,500 |
| IPC | A 1.00 | 30 0.70 | | | 648 | 20.50 | 9,300 |

PHOTO 03/21/2016

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 | 10/3/2022 | SD |
|---|---|---|
| LIST | 10/3/2022 | SD |
| REVIEW | 4/8/2013 | ER |

| YEAR BLT | 1900 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,561 | DETAIL ADJ | 0.918 |
| $NLA(RCN) | $197 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 2 | 1.00 |
| TOT FIXTURES | 7 | $4,370 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 5 | BRICK/STONE | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 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 |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,120 | | 37.68 | 42,206 |
| + | BAS | L | BASE AREA | 1,120 | 1900 | 166.31 | 186,270 |
| A | USF | L | UPPER STORY FIN | 441 | 1900 | 151.13 | 66,649 |
| C | WDK | N | WOOD DECK | 240 | | 31.60 | 7,584 |

| TOTAL RCN | 307,079 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 1990 / 31 | |
|---|---|---|
| COND | 24 | 24 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 24 | % GD 76 |
| RCNLD | | $233,400 |