

Key: 3342

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.869

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JORGE VALDIR & ROSI 56 WATERMAN ST E BRIDGEWATER, MA 02333				74-11-0				56 WATERMAN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JORGE VALDIR & ROSI				08/01/2016	QS	665,000	47265-342				
DEYESSO GEORGE & MARGARET				12/29/1986	QS		7382-024				
COFFEY JAMES M & PAULA E					QS		4489-070				

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	%
515		51	FIELD REVIEW		07/05/2017	PW	0	0
440	05/10/2006	6	CYCL GROWTH		09/12/2013	LF	0	0
	03/15/2006	1	NEW CONST		06/06/2006	SLB	30	100
		3	ALTERATIONS		03/29/2006	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3	1.00	188,000
300	A	2,200	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	12,540

DETACHED

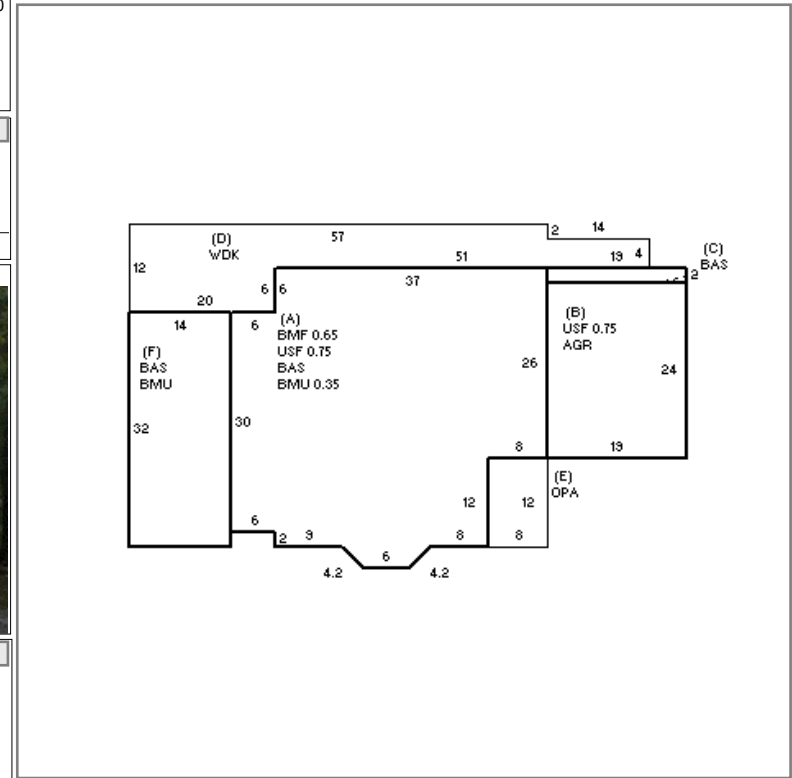
TOTAL	3.200 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	T 14723		LAND	200,500	182,400
Inf1	FACTOR 100			BUILDING	656,600	573,000		
Inf2	PHY 100			DETACHED	13,900	13,100		
				OTHER	0	0		
						TOTAL	871,000	768,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	10 0.90	2006	648	19.48	11,400

PHOTO 10/04/2013



BUILDING	CD	ADJ	DESC	MEASURE	7/5/2017	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/9/2013	ER
QUALITY	G	1.15	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	772,524
NET AREA	3,483	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	979		38.43	37,621		
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	13	STONE VENEER	1.05	+	USF	L	UPPER STORY FIN	1,480	2006	161.17	238,534		
				ROOF SHAPE	1	GABLE	1.00	A	BMF	N	BSMT FINISH-SEP	986		54.04	53,286		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	456		82.67	37,696		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	2,003	2006	177.36	355,252		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	518		36.34	18,824		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	OPA	N	OPEN PORCH	96		49.10	4,714		
				FUEL SOURCE	99	N/A	1.00	F11	O	FPL 1S 1OP	1		6,919.60	6,920			
				ARPUD	0		1.00	F21	O	FPL 2S 1OP	1		7,841.90	7,842			
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2006 / 15	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$656,600	