

Key: 342

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 295

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CRISTINA FERNANDO & BETTINA				6-3-0				61 OUSAMEQUIN PINES			
61 OUSAMEQUIN PINES				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
E BRIDGEWATER, MA 023333				CRISTINA FERNANDO & SHAYS ANTHONY & ELIZABETH CLARK GENTRY & ELEANOR A				04/20/2012 L 346,000 41254-270 11/30/2007 O 650,000 35349-182 10/17/1974 QS 4026-199			

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	%
416	02/08/2006	6	CYCL GROWTH ALTERATIONS		05/17/2013 04/12/2006	LF	0 100	0 100

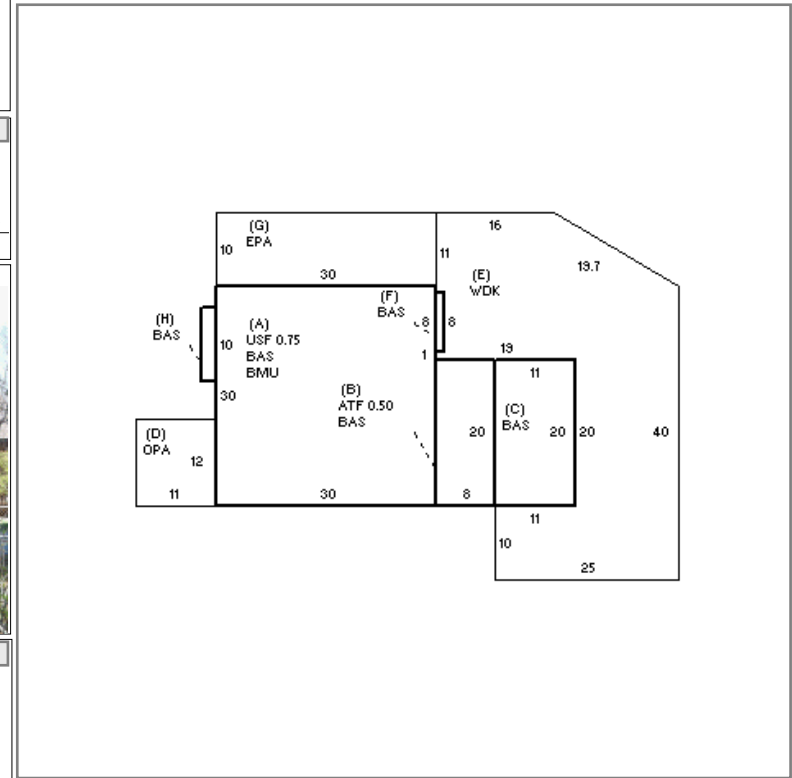
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,665	4	1.00	100	1.00	100	1.00	259,440	1.37	PF 1.15	4 1.20	242,890

TOTAL	29,664 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE T 11135/ C/W 1 2 & 4/ WATER FRONT	LAND	242,900	202,500		
Inf1	FACTOR 100		BUILDING	316,600	298,300		
Inf2	PHY 100		DETACHED	34,500	32,800		
			OTHER	0	0		
			TOTAL	594,000	533,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90		480	53.79	23,200
SHF	A	1.00	40 0.60	1998	200	20.44	2,500
IPV	A	1.00	30 0.70	1998	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2013	LF
MODEL	1		RESIDENTIAL	LIST	11/6/2006	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	405,899	
NET AREA	2,063	DETAIL ADJ	0.918	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	900		40.11	36,102	CONDITION ELEM	CD	
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	675	1920	136.89	92,401	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,308	1920	150.64	197,038	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	80	1920	97.46	7,797	KITCHEN		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	132		42.70	5,636	BATHS		
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	1,097		31.60	34,665	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02	G	EPA	N	ENCLOSED PORCH	300		74.40	22,320	ELECT		
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819			
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1996 / 25
																	COND	22 22 %
																	FUNC	0
																	ECON	0
																	DEPR	22 % GD 78
																	RCNLD	\$316,600