

Key: 3471

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.981

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SPYROPOULOS JOHN G & TAMMY J				78-28-0				261 WALNUT ST			
261 WALNUT ST				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
E BRIDGEWATER, MA 02333				SPYROPOULOS JOHN G & TAMM				10/04/2019 QS 465,000 51746-245			
				MOLYONS REALTY LLC				12/13/2018 A 100 50624-187			
				LYONS CHRISTOPHER				11/30/2018 L 141,000 50572-064			

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 %
BP-19-89	03/19/2019	5	SPLIT/SUB		02/10/2020	SD	0 0
1694	09/04/2013	1	NEW CONST	150,000	05/07/2019	SLB	10 100
		3	ALTERATIONS	7,038			0 0
		6	CYCL GROWTH		06/25/2013	LF	0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,600 3	1.00	100	1.00	188,000	1.74	100	1.00	3		169,900

TOTAL	22,600 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT A / T 8907	LAND		169,900	154,500	
Inf1	FACTOR 100		BUILDING		365,200	318,000	
Inf2	PHY 100		DETACHED		0	0	
			OTHER		0	0	
			TOTAL		535,100	472,500	

DETACHED

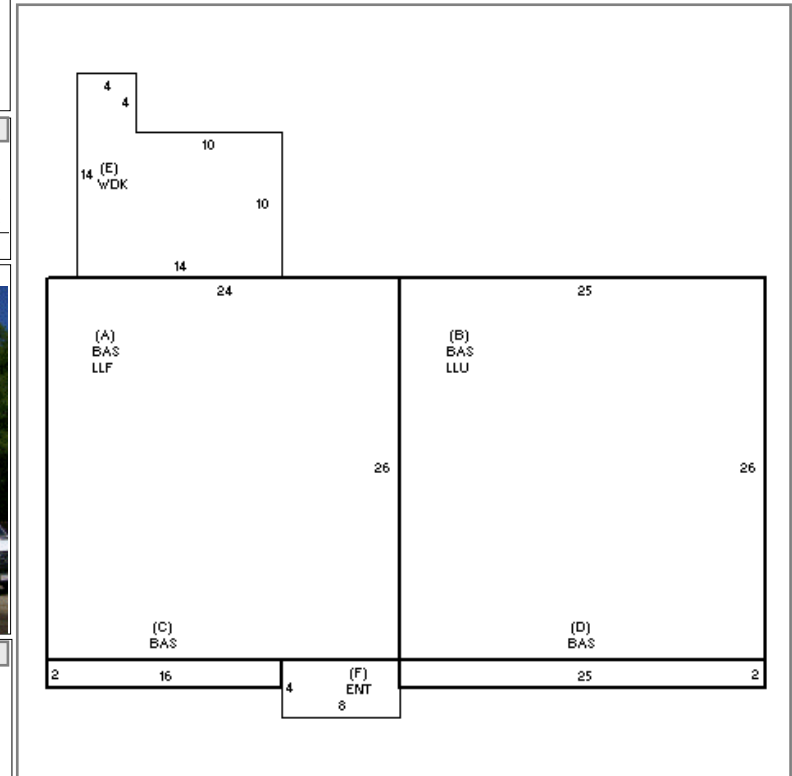
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	372,674
NET AREA	1,356	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	N	LOWER LEVEL FIN	624		124.13	77,458		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	LLU	N	LOWER LEVEL UNF	650		64.11	41,669		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,356	2019	173.41	235,138		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	156		33.18	5,177		
				FLOOR COVER	1	HARDWOOD	1.00	F	ENT	N	ENCLOSED ENTRY	32		85.15	2,725		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		2,166.15	4,332		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	0		1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2019 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98

RCNLD	\$365,200
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