

Key: 3542

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.047

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
AMICO ERIC AND TANYA 496 UNION ST E BRIDGEWATER, MA 02333				80-12-0				496 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AMICO ERIC AND TANYA				11/29/2005	QS	335,000	31809-85				
FRINGUELLI, DOMENIC J & A				04/12/1973	QS	26,900	()				
BROAD CONSTRUCTION				12/09/1971	1		3737-615				

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	%
2056	06/09/2014	3	ALTERATIONS	13,720				0 0
2029	05/29/2014	3	ALTERATIONS	2,925				0 100
		51	FIELD REVIEW		10/02/2013	LF		0 0
1113	03/08/2012	7	DETACHED BLD	2,500	05/07/2012			100 100
317	05/22/2008	8	POOL	2,000	06/09/2008			0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	28,000 3	1.00	100	1.00	100	1.00	188,000	1.44	100	1.00	3	1.00		174,570

TOTAL	28,009 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 19/ T 10706	LAND	174,600	158,800		
Inf1	FACTOR 100		BUILDING	253,600	233,400		
Inf2	PHY 100		DETACHED	6,000	5,700		
			OTHER	0	0		
TOTAL				434,200	397,900		

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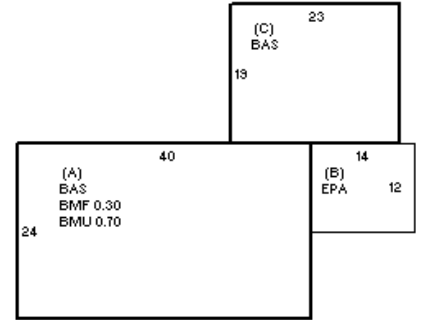
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
SHF	A	1.00	10 0.90	12X16	2011	20.44	3,500



BUILDING	CD	ADJ	DESC	MEASURE	10/2/2013	LF
MODEL	1		RESIDENTIAL	LIST	6/5/2006	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	329,410
NET AREA	1,397	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	672		39.32	26,420		
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	288		55.29	15,924		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	960	1972	195.04	187,235		
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	168		74.40	12,499		
ROOMS	5	1.00		FLOOR COVER	99	N/A	1.00	C	BAS	L	BASE AREA	437	2006	195.04	85,231		
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03										
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	3	\$2,101		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	G
HEAT	
ELECT	

EFF.YR/AGE	1993 / 28
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$253,600