

Key: 3563

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.068

LEGALS AND

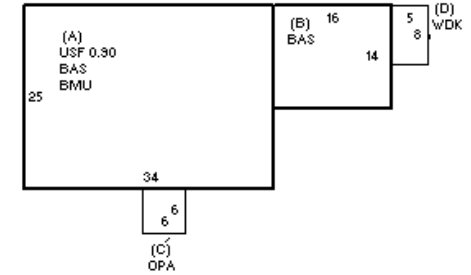
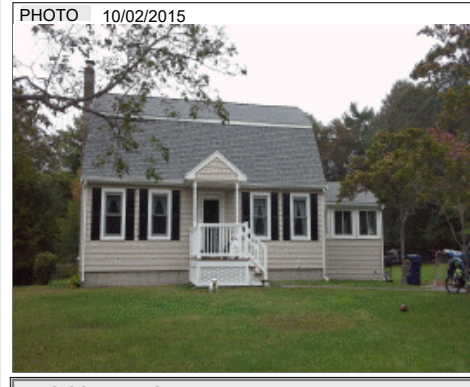
CURRENT OWNER				PARCEL ID				LOCATION				
POLITANO DANIEL & TRACY 40 BROAD MEADOW DR E BRIDGEWATER, MA 02333				80-33-0 40 BROAD MEADOW DR								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
POLITANO DANIEL & TRACY				03/01/2019	QS	390,000	50861-246					
JCG INVESTEMENTS LLC				12/06/2018	L	300,000	50601-117					
BANK OF AMERICA NA				06/11/2018	L	308,100	49903-036					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,727 4	1.00	100	1.00	225,600	1.20	100	1.00	4	1.20	216,450

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-20-104	03/11/2020	3	ALTERATIONS	50,000			0 0
		51	FIELD REVIEW		03/10/2020	PW	0 0
		61	SITE VISIT		04/24/2019	SD	0 0
		6	CYCL GROWTH		10/01/2015	SD	0 0
		51	FIELD REVIEW		10/02/2013	LF	0 0

TOTAL	34,717 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 22/ T 11184	LAND	216,500	180,500		
Inf1	FACTOR 100		BUILDING	290,400	254,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		506,900	435,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2019	SD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			UPDATED INTERIOR EXTERIOR CONDITION 2009
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/10/2013	ER	PREPPED FOR SALE. GRANITE COUNTER
QUALITY	A	1.00	AVERAGE [100%]				KITCHEN, NEWER BATHS
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	333,806	
NET AREA	1,839	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	850		40.81	34,686	CONDITION ELEM	CD	
\$NLA(RCN)	\$182	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	765	1974	150.17	114,881	EXTERIOR	G	
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,074	1974	165.26	177,484	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	36		42.69	1,537	KITCHEN	G	
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	40		31.60	1,264	BATHS	G	
				INT FINISH	99	N/A	1.00									HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U	
				FUEL SOURCE	99	N/A	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																EFF.YR/AGE	2008 / 13	
																COND	13 13 %	
																FUNC	0	
																ECON	0	
																DEPR	13 % GD 87	
																RCNLD	\$290,400	