

Key: 3570

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.075

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PISTORINO JANICE & SHEPPARD LYNN R 125 BROAD MEADOW DR E BRIDGEWATER, MA 02333				80-40-0				125 BROAD MEADOW DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PISTORINO JANICE & SHEPPARD EARL M & JEANNE				04/02/2010	QS	350,000	38390-291					
FLYNN RALPH P & LYNN				05/16/1985	QS	6104-121	6104-121					
				09/30/1983	QS	69,900	5468-436					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,134 4	1.00	100	1.00	225,600	1.19	100	1.00	4	1.20	216,880

TOTAL	35,134 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 51/ T 14008		LAND	216,900	180,800
Inf1	FACTOR 100		BUILDING	450,400	389,400		
Inf2	PHY 100		DETACHED	10,800	0		
			OTHER	0	0		
TOTAL						678,100	570,200

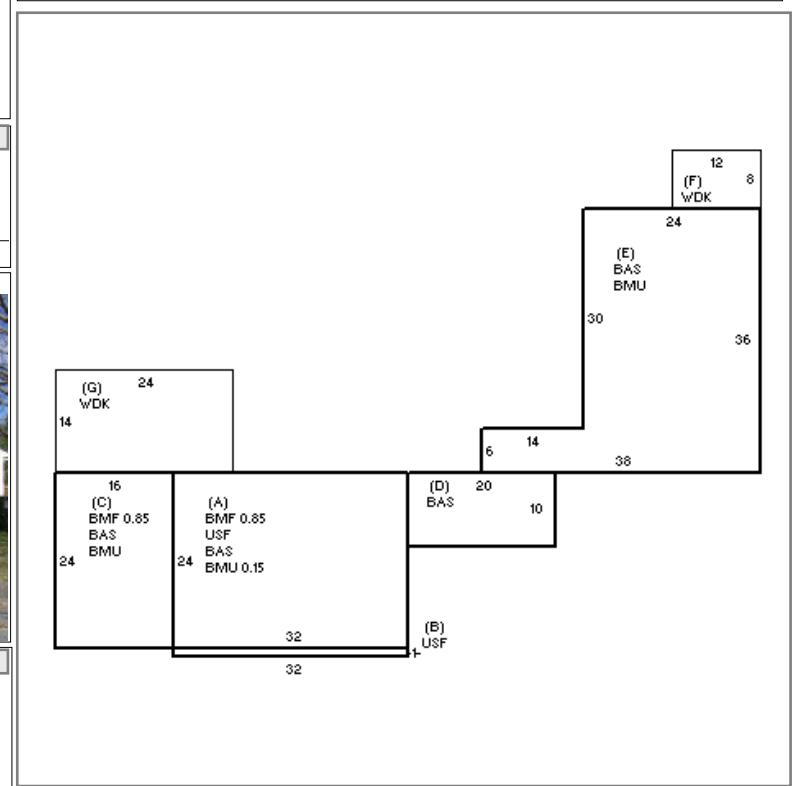
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00 20 0.80	18X40	2022	720	18.70	10,800



BUILDING	CD	ADJ	DESC	MEASURE	9/1/2020	SD
MODEL	1		RESIDENTIAL	LIST	9/1/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/11/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,100	DETAIL ADJ	0.940	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,447		32.34	46,797
\$NLA(RCN)	\$173	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BMF	N	BSMT FINISH-SEP	979		45.48	44,526
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	800	1974	125.14	100,114
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,352	1974	137.71	186,187
				FLOOR COVER	99	N/A	1.00	E	BAS	L	BASE AREA	948	2020	137.71	130,551
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	432		31.60	13,651
				HEATING/COOLING	5	ELECTRIC BB	0.99		KIT	O	XTRA KITCHEN	1		5,387.00	5,387
				FUEL SOURCE	3	ELECTRIC	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

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-21-485	10/13/2021	6	CYCL GROWTH		03/16/2022	SD	0	100
		8	POOL	45,598			0	100
BP-20-16	12/31/2019	6	CYCL GROWTH	162,756	06/17/2020	SD	10	100
		6	CYCL GROWTH		10/22/2015	SD	0	0
		6	CYCL GROWTH		07/01/2013	LF	0	0



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				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	536,162
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	G
BATHS	G
HEAT	
ELECT	
EFF.YR/AGE 2005 / 16	
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$450,400