

Key: 3923

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3388

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
FRATALIA FAMILY IRRECOV TRUST				91-25-0				105 HARVARD ST				
FRATALIA ALBERT & MARY E TR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
105 HARVARD ST				FRATALIA FAMILY IRRECOV T				07/30/2020	H	258,000	53165-226	
E BRIDGEWATER, MA 02333				NUOVO MICHAEL HEIRS OF				11/05/1963	QS		3066-272	
				NUOVO MICHAEL & ELEANOR T				11/04/1963	QS		3066-272	

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	%
751	10/27/2006	6	CYCL GROWTH ALTERATIONS	4,950	09/09/2013	LF	0	0
		3					100	100

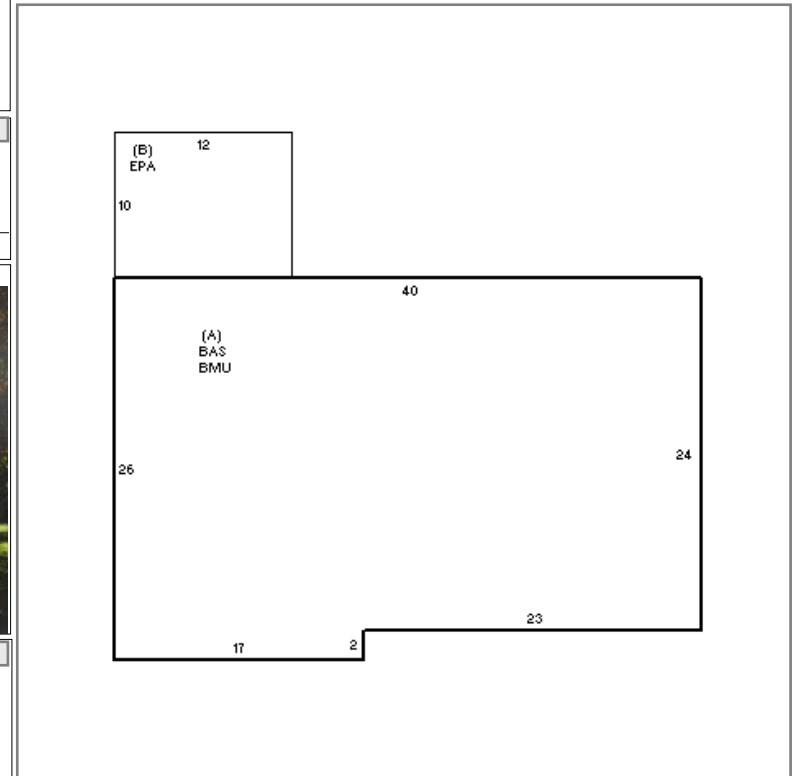
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	3	1.00	100	188,000	1.78	100	1.00	3	1.00	169,390

TOTAL	22,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N T 7900 O T E			LAND	169,400	154,100
Infl1	FACTOR 100				BUILDING	201,400	185,400
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	370,800	339,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	275,925	
NET AREA	994	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	994		38.93	38,700	CONDITION ELEM	CD	
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	994	1963	220.89	219,560	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	120		74.40	8,928	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017	KITCHEN		
				FLOOR COVER	99	N/A	1.00									BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1980 / 41
																	COND	27 27 %
																	FUNC	0
																	ECON	0
																	DEPR	27 % GD 73
																	RCNLD	\$201,400