

Key: 414

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 362

LEGALLAND


CURRENT OWNER				PARCEL ID				LOCATION				
SPANO WILLIAM T & MARY E 43 BIXBY DR E BRIDGEWATER, MA 02333				7-441-0				43 BIXBY DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SPANO WILLIAM T & MARY E				06/22/1995	QS	128,900	13645-002					
WEST WILLIAM D JR & KATHL				06/16/1994	QS	132,900	12953-088					
MCGRATH JOHN F JR & ANNEM				01/26/1987	QS	1	7444-239					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,662	2	1.00	100	178,600	6.35	100	1.00	2	0.95	147,520

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	%
1057	12/13/2011	6	CYCL GROWTH	5,000	09/25/2015	SD	0	0
		6	CYCL GROWTH		05/23/2013		0	0
		3	ALTERATIONS		04/04/2012		100	100
382	02/19/2004	6	CYCL GROWTH	30,000	10/25/2007		0	0
		3	ALTERATIONS				100	100

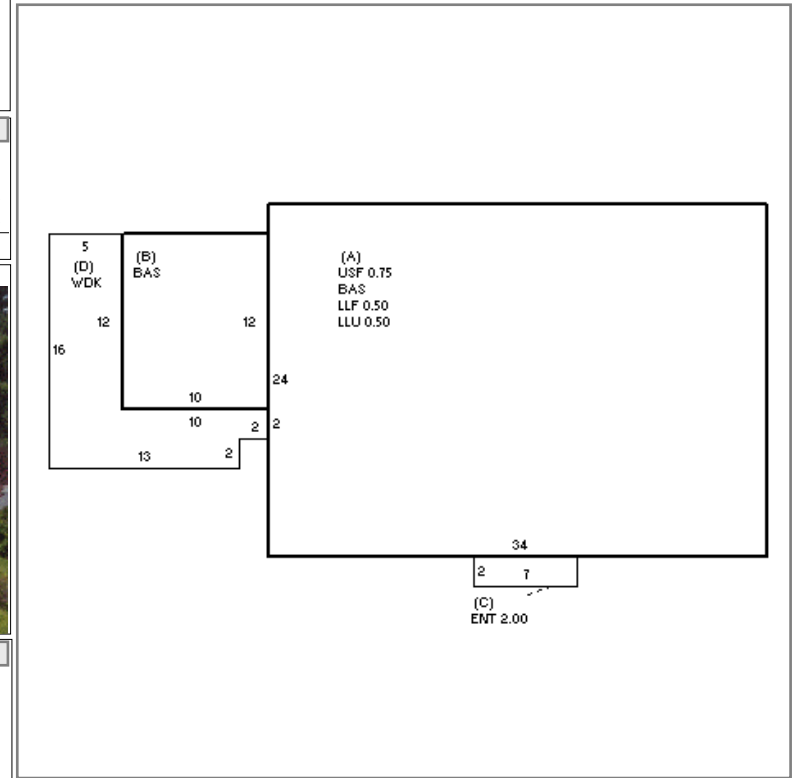
TOTAL	5,662 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	N O T E C/W 442			LAND	147,500	134,200
Inf1	FACTOR 100		BUILDING	242,500	208,700		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	392,500	345,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500

PHOTO 09/28/2015



BLDG COMMENTS
RAISED CAPE



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	9/25/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	327,736		
NET AREA	1,548	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	408		59.38	24,228	CONDITION ELEM	CD		
\$NLA(RCN)	\$212	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	N	LOWER LEVEL FIN	408		114.98	46,913	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1986	145.97	89,331	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	936	1986	160.63	150,346	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	ENT	N	ENCLOSED ENTRY	28		81.11	2,271	BATHS			
				INT FINISH	99	N/A	1.00	D	WDK	N	WOOD DECK	116		31.60	3,666	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 10P	1		6,819.00	6,819	ELECT			
				FUEL SOURCE	99	N/A	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	1986 / 35
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$242,500