

Key: 4195

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.619

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FANTASIA WAYNE A 479 WASHINGTON ST E BRIDGEWATER, MA 02333				97-7-0				479 WASHINGTON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FANTASIA WAYNE A				10/30/2020	QS	589,900	(131025)				
CAREY CHARLES S SR & DIAN				06/06/1997	N	129,000	0457-119				
ROSEN RICHARD S				12/21/1995	G	150,000	0445-011				

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 %
22-234	05/23/2022	3	ALTERATIONS	62,401			0 0
		6	CYCL GROWTH		07/30/2020	SD	0 0
		6	CYCL GROWTH		03/02/2020	SD	0 0
		51	FIELD REVIEW		09/16/2013		100 100
723	10/06/2006	8	POOL	14,000			100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000 3	1.00	100	1.00	188,000	1.20	100	1.00	3	1.00	180,620

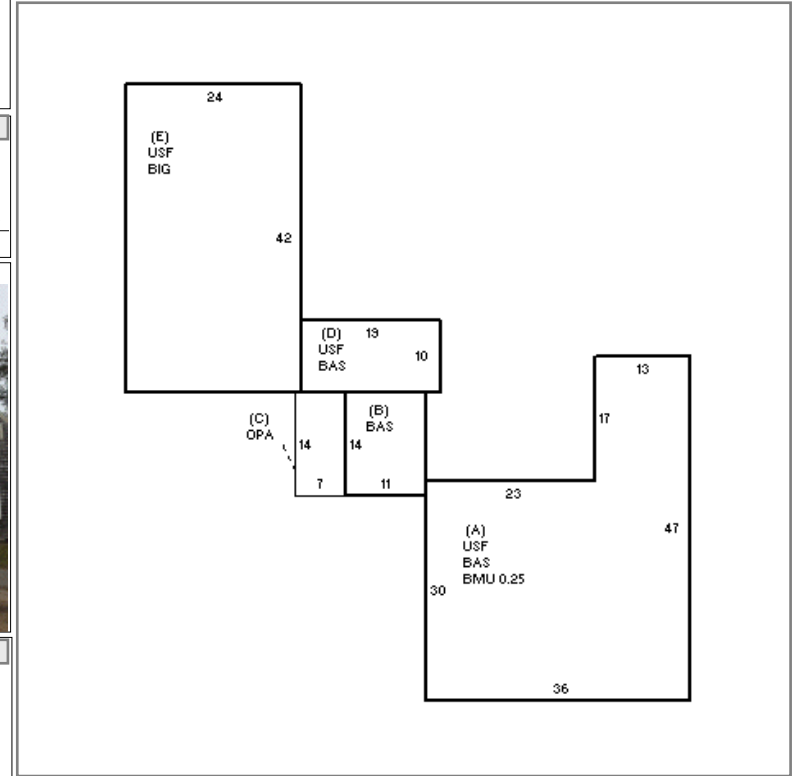
TOTAL	35,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 4. #390474 #89011. ...	LAND		180,600	164,300	
Infl1	FACTOR 100		BUILDING		393,200	379,600	
Infl2	PHY 100		DETACHED		20,000	19,000	
			OTHER		0	0	
			TOTAL		593,800	562,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 CABANA		1,100	13.53	8,900
IPF	A	1.00	SV 1.00 16X32		512	21.60	11,100



BUILDING	CD	ADJ	DESC	MEASURE	3/2/2020	SD
MODEL	1		RESIDENTIAL	LIST	3/2/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	1/1/2011	
QUALITY	G	1.15	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
day care fy 08 addition 100% i/g pool  
add deck



YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	4,144	DETAIL ADJ	0.927
\$NLA(RCN)	\$166	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE			1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER			1.00
INT FINISH			1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE			1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	325		59.86	19,453
A	USF	L	UPPER STORY FIN	1,301	1800	133.49	173,665
+	BAS	L	BASE AREA	1,455	1800	146.89	213,730
C	OPA	N	OPEN PORCH	98		49.11	4,813
D	BAS	L	BASE AREA	190	2001	146.89	27,909
+	USF	L	UPPER STORY FIN	1,198	2001	133.49	159,916
E	BIG	N	BUILT-IN GARAGE	1,008		65.41	65,931
	FPL	O	FIREPLACE	1		7,424.40	7,424
	KIT	O	XTRA KITCHEN	1		6,195.10	6,195

TOTAL RCN	689,910
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	\$393,200