

Key: 4245

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.657

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FARINICK STEVEN K & KATELYN L 258 HARVARD ST E BRIDGEWATER, MA 02333				99-35-0				258 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FARINICK STEVEN K & KATEL 258 HARVARD REALTY TRUST				05/18/2018	QS	340,000	49817-136				
				11/13/2017	H	150,000	49172-216				
				11/26/1984	QS		5874-068				

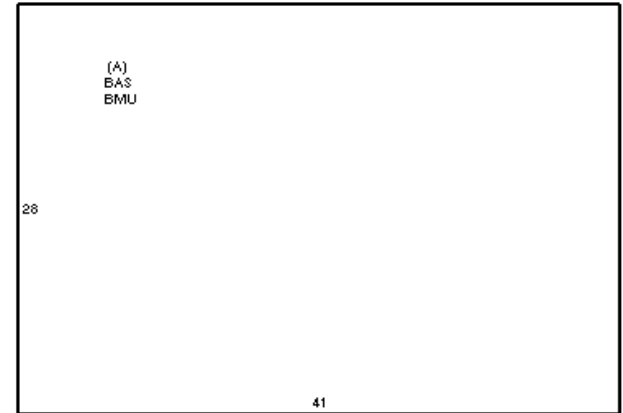
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-349	07/21/2020	3	ALTERATIONS	10,600				
		99	OTHER		08/01/2018	SD	0	0
		61	SITE VISIT		05/15/2018	SD	0	0
2017-0141	12/19/2017	3	ALTERATIONS	2,500				
		5	SPLIT/SUB		05/08/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	3	1.00		188,000
300	A	0.560	3	1.00	100	5,700	1.00	100	ELP	1.00		3,190

DETACHED

TOTAL	1.560 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	WATER PROBLEM C/W 41		T 13855		
Inf1	FACTOR 100			LAND	191,200	173,900		
Inf2	PHY 100			BUILDING	239,900	220,900		
				DETACHED	21,600	20,600		
				OTHER	0	0		
				TOTAL	452,700	415,400		



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/16/2018
DGF	A	1.00	50 0.50		900	48.07	21,600		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/16/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	296,171
NET AREA	1,148	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,148		37.44	42,983		
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,148	1962	210.38	241,514		
				ROOF SHAPE	1	GABLE	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				ROOF COVER	1	ASPH SHINGLES	1.00										
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

TOTAL RCN	296,171
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$239,900