Key: 4277

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,681

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OBRIEN PHILIP JR & JENNER STEPHANIE 259 HIGHLAND ST E BRIDGEWATER, MA 02333	100-22-0	259 HIGHLAND ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OBRIEN PHILIP JR & JENNER	08/31/2018	QS	389,000	50242-090
IRENE S PAPAGNO TRUST	12/27/2004	A	100	29740-222
PAPAGNO IRENE	08/10/1955	QS		2439-217

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

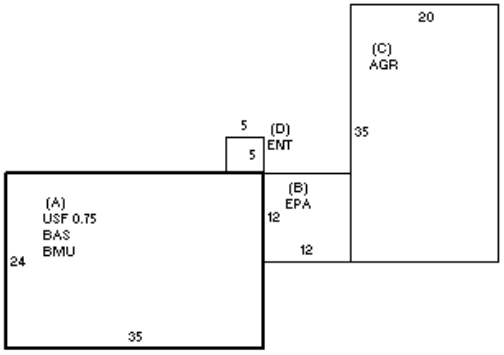
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-356	07/23/2020	3	ALTERATIONS	9,888			0	0
		51	FIELD REVIEW		08/12/2019	PW	0	0
		6	CYCL GROWTH		05/07/2019	SD	0	0
		6	CYCL GROWTH		02/11/2019	SD	0	0
		51	FIELD REVIEW		09/09/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00			188,000
300	A	1.500	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			8,550

TOTAL	2.500 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 5030 c/w 100/23		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	196,600	178,800
BUILDING	298,100	258,300
DETACHED	14,700	13,800
OTHER	0	0
TOTAL	**509,400**	**450,900**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60			200	20.44	2,500
IPC	A	1.00	30	0.70			648	20.50	9,300
SHM	A	1.00	10	0.90			240	13.28	2,900

PHOTO 05/13/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/7/2019	SD
LIST		
REVIEW	4/16/2013	ER

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,470	DETAIL ADJ	1.020
$NLA(RCN)	$254	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,468
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	840		40.98	34,424
A	BAS	L	BASE AREA	840	1954	189.06	158,807
A	USF	L	UPPER STORY FIN	630	1954	171.80	108,234
B	EPA	N	ENCLOSED PORCH	144		74.40	10,714
C	AGR	N	ATT GARAGE	700		65.22	45,651
D	ENT	N	ENCLOSED ENTRY	25		81.12	2,028
	F22	O	FPL 2S 2OP	1		9,341.00	9,341

TOTAL RCN	372,667

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2001 / 20	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$298,100