

Key: 4323

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.722

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BRAGA REALTY TRUST FIGUEIREDO BRENDA F TR 5 TERRI RD WHITMAN, MA 02382				102-15-0				430 SUMMER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRAGA REALTY TRUST				11/03/2020	A	100	53752-090				
BAIROS MARIA F				03/04/2019	A	1	50867-315				
BAIROS JOSE A & MARIA F				03/11/2010	A	1	39741-180				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/11/2020	SD	0	0
		6	CYCL GROWTH		07/09/2014	LF	0	0

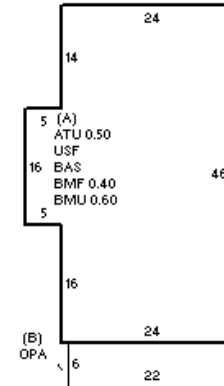
LAND

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	1.00	3	1.00	188,000
300	A	0.080	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	460

DETACHED

TOTAL	1.080 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N T 10782 O T E			LAND	188,500	171,400
Inf1	FACTOR 100			BUILDING	182,000	179,900		
Inf2	PHY 100			DETACHED	2,500	2,300		
				OTHER	0	0		
				TOTAL		373,000	353,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60		200	20.44	2,500	05/12/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2020	SD
MODEL	1		RESIDENTIAL	LIST	5/11/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/17/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	413,693
NET AREA	2,368	DETAIL ADJ	0.940	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	710		37.13	26,362		
\$NLA(RCN)	\$175	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	A	BMF	N	BSMT FINISH-SEP	474		52.22	24,750		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,184	1800	148.03	175,265		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,184	1800	134.52	159,268		
				FLOOR COVER	99	N/A	1.00	A	ATU	N	ATTIC UNF	592		30.30	17,938		
				INT FINISH	99	N/A	1.00	B	OPA	N	OPEN PORCH	132		42.70	5,636		
				HEATING/COOLING	5	ELECTRIC BB	0.99										
				FUEL SOURCE	3	ELECTRIC	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1955 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$182,000