Key: 4345 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 3,744

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GIORDANO MICHAEL **649 ELM ST** **E BRIDGEWATER, MA 02333**	**102-37-0**	**649 ELM ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GIORDANO MICHAEL	11/20/2013	H	266,000	43840-274
DRISCOLL DENNIS J PHYLLIS	07/21/1971	QS		3691-068
DRISCOLL DENNIS J & PHYLL	07/20/1971	QS		3691-068

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	%
		99	OTHER		08/16/2021	SD	0	0
BP-20-399	08/17/2020	3	ALTERATIONS	30,000	04/05/2021	SLB	100	100
3565	04/18/2018	4	DEMO	5,000	05/24/2018	SLB	100	100
		6	CYCL GROWTH		09/16/2013	LF	0	0
820	06/13/2011	3	ALTERATIONS	14,500	06/27/2012		100	100

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	0.320	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			1,820

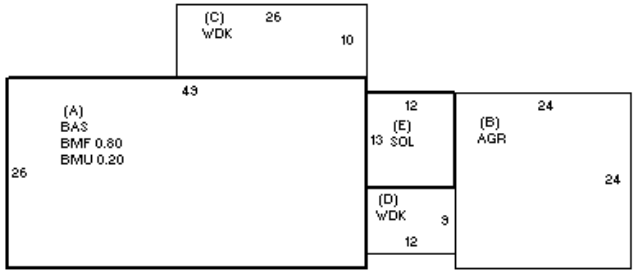
TOTAL	1.320 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 4/ T 10040		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	189,800	172,700
BUILDING	293,400	270,100
DETACHED	0	0
OTHER	0	0
TOTAL	**483,200**	**442,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/06/2021



BLDG COMMENTS

BUILDING

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

MEASURE	4/5/2021	SLB
LIST	4/5/2021	SLB
REVIEW	4/17/2013	ER

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,430	DETAIL ADJ	1.020
$NLA(RCN)	$281	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$6,242
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	255		36.47	9,300
A	BMF	N	BSMT FINISH-SEP	1,019		51.29	52,263
A	BAS	L	BASE AREA	1,274	1977	200.78	255,797
B	AGR	N	ATT GARAGE	576		67.88	39,101
+	WDK	N	WOOD DECK	368		31.60	11,629
E	SOL	L	SOL/ 3 SEASON	156	1977	103.53	16,151
	F11	O	FPL 1S 1OP	1		6,017.00	6,017
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	401,887
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	$293,400