Key: 4359

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,757

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AMBROCEO SCOTT W & JENNIFER 40 MARJAN DR E BRIDGEWATER, MA 02333	102-53-0	40 MARJAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AMBROCEO SCOTT W & JENNIF	04/11/2008	O	395,000	35842-331
OLEARY JOHN K & EILEEN	03/16/1988	QS	252,500	8236-283
NOWROUZI ALIREZA E	02/10/1984	QS		5571-458

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

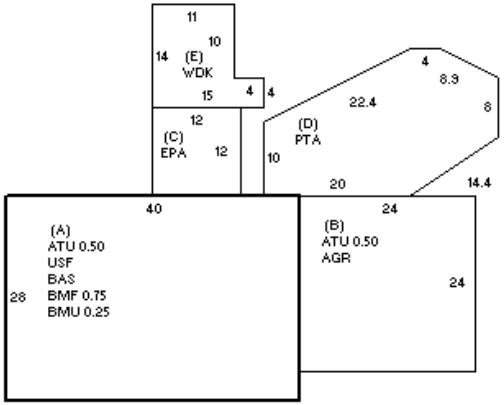
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-19-237	07/23/2019	3	ALTERATIONS	28,000	05/27/2020	SLB	100	100
		6	CYCL GROWTH		10/08/2013		0	0
94	05/14/2001	3	ALTERATIONS	14,000	06/03/2002	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,590	4 1.00	100 1.00	100 1.00	225,600	1.18	100 1.00	4 1.20			217,350

TOTAL	35,589 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 4		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	217,400	181,200
BUILDING	361,700	325,100
DETACHED	8,800	8,400
OTHER	0	0
TOTAL	**587,900**	**514,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	30 0.70		1990	648	19.48	8,800

PHOTO 05/26/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/27/2020	SLB
LIST	6/3/2002	SLB
REVIEW	4/18/2013	ER

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,240	DETAIL ADJ	0.978
$NLA(RCN)	$218	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,320
# 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	9	WARM/COOL AIR	1.03
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	280		37.69	10,552
A	BMF	N	BSMT FINISH-SEP	840		53.00	44,517
A	BAS	L	BASE AREA	1,120	1986	156.57	175,356
A	USF	L	UPPER STORY FIN	1,120	1986	142.28	159,350
+	ATU	N	ATTIC UNF	848		30.30	25,694
B	AGR	N	ATT GARAGE	576		67.88	39,101
C	EPA	N	ENCLOSED PORCH	144		74.40	10,714
D	PTA	N	PATIO	476		12.50	5,950
E	WDK	N	WOOD DECK	170		31.60	5,372
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	488,745
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1986 / 35
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	$361,700