

Key: 4365

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.763

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
THE ALBANESE IRREVOCABLE TRUST ALBANESE MATTHEW P 25 MARJAN DR E BRIDGEWATER, MA 02333				102-59-0				25 MARJAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE ALBANESE IRREVOCABLE				11/03/2020	A	1	53752-077				
ALBANESE PAUL M & JANICE				12/02/1986	QS		7309-108				
ALBANESE PAUL M & JANICE				12/01/1986	QS	200,000	7309-108				

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	%
487	04/21/2006	6	CYCL GROWTH		11/13/2014	LF	0	0
		6	CYCL GROWTH		08/29/2013		0	0
		6	CYCL GROWTH		04/26/2006		0	0
		3	ALTERATIONS	2,000			100	100

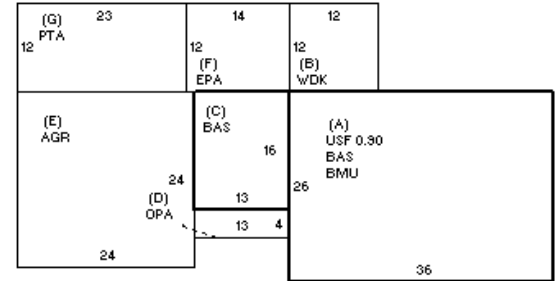
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,185 4	1.00	100	1.00	225,600	1.11	100	1.00	4	1.20	220,030

TOTAL	38,185 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E LOT 9/ T 14683	LAND	220,000	183,500		
Infl1	FACTOR 100		BUILDING	318,000	284,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		538,000	468,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2014	LF
MODEL	1		RESIDENTIAL	LIST	4/20/2006	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,440
NET AREA	1,986	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		39.63	37,091		
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	842	1986	146.34	123,215		
				ROOF SHAPE	3	GAMBREL	1.00	B	WDK	N	WOOD DECK	144		31.60	4,550		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,144	1986	161.03	184,224		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	52		42.69	2,220		
				INT FINISH	99	N/A	1.00	E	AGR	N	ATT GARAGE	576		67.88	39,101		
				HEATING/COOLING	2	HOT WATER	1.02	F	EPA	N	ENCLOSED PORCH	168		74.40	12,499		
				FUEL SOURCE	99	N/A	1.00	G	PTA	N	PATIO	276		12.50	3,450		
				ARPUD	0		1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$318,000
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