

Key: 4400

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.787

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
DIPRIMIO ANGELA MARIE & WISNASKAS JONATHAN R 174 FRANKLIN ST E BRIDGEWATER, MA 02333				104-1282-0				174 FRANKLIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DIPRIMIO ANGELA MARIE & KEITH MICHAEL TR				03/01/2013	QS	254,500	42746-188					
				07/18/2012	N	125,000	41667-303					
KELLEY DONALD S & AVANELL				11/10/2005	QS	320,000	31709-255					
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	150,400	1.00	80	0.80	3		150,400
300	A	0.190	3	1.00	100	4,560	1.00	80	0.80	ELP		870

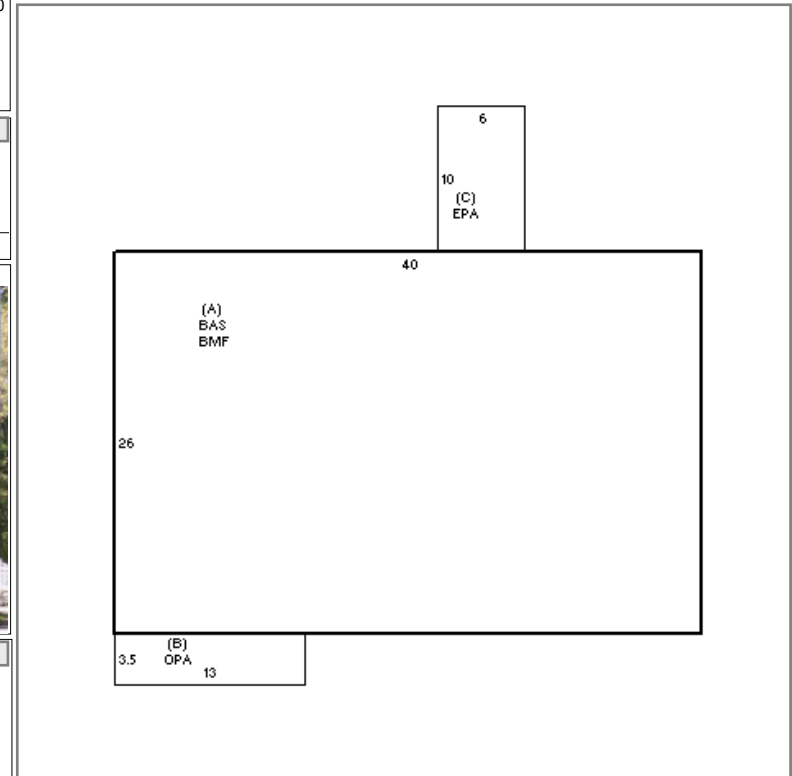
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-44	02/08/2021	3	ALTERATIONS	38,000	04/05/2021	SLB	100	100
		51	FIELD REVIEW		08/28/2013	PW	0	0
1246	07/23/2012	3	ALTERATIONS	10,000			0	0
846A	02/14/2007	3	ALTERATIONS	2,561			0	0

TOTAL	1.190 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE Commercial Influence behind property and next door			LAND	151,300	137,600
Inf1	FACTOR 100		BUILDING	262,700	241,900		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	416,500	381,800

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



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2021	SLB
MODEL	1		RESIDENTIAL	LIST	4/5/2021	SLB
STYLE	1	1.00	RANCH [100%]	REVIEW	4/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,040	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5		1.00	FLOOR COVER	99	N/A	1.00
BEDROOMS	3		1.00	INT FINISH	99	N/A	1.00
BATHROOMS	2		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6	\$4,243		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	1,040		54.07	56,233
A	BAS	L	BASE AREA	1,040	1970	224.65	233,634
B	OPA	N	OPEN PORCH	46		42.70	1,964
C	EPA	N	ENCLOSED PORCH	60		74.40	4,464
	F12	O	FPL 1S 2OP	1		8,538.00	8,538

TOTAL RCN	309,076	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT			U
ELECT			U
EFF.YR/AGE		2006 / 15	
COND	15	15%	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD	\$262,700		