

Key: 442

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 388

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
OZOLS FAMILY TRUST OZOLS VARIS & CHRISTINE J TR 90 METZLER RD E BRIDGEWATER, MA 02333				7-659-0				90 METZLER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OZOLS FAMILY TRUST				12/16/2021	A	100	56180-187				
OZOLS VARIS				02/15/2008	F	1	35609-302				
OZOLS VARIS				04/20/2005	A	100	30376-316				

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	%
662	08/28/2006	6	CYCL GROWTH		05/21/2013	LF	0	0
		2	ADDITIONS	10,000			0	0
		6	CYCL GROWTH		04/12/2006		0	0
259	09/02/2005	3	ALTERATIONS				100	100
218	08/15/2005	3	ALTERATIONS	15,000			100	100

LAND

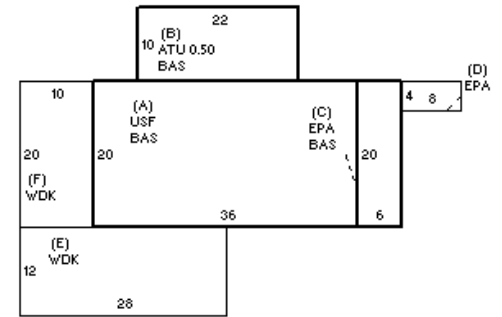
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	2	1.00	100	1.00	100	1.00	2	0.95		178,600

TOTAL	43,560 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 581 - 586 659 - 664/ T 10156	LAND	178,600	162,500		
Inf1	FACTOR 100		BUILDING	166,500	160,700		
Inf2	PHY 100		DETACHED	30,700	29,300		
			OTHER	0	0		
			<b>TOTAL</b>	<b>375,800</b>	<b>352,500</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	+	1.10	30 0.70	22X30	1970	660	66.52	30,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2013	LF
MODEL	1		RESIDENTIAL	LIST	4/11/2006	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	308,417
NET AREA	1,780	DETAIL ADJ	0.900	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,060	1920	155.37	164,691		
\$NLA(RCN)	\$173	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	720	1920	141.19	101,655		
				ROOF SHAPE	1	GABLE	1.00	B	ATU	N	ATTIC UNF	110		30.30	3,333		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	152		74.40	11,309		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	536		31.60	16,938		
				INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP	1		6,819.00	6,819			
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$3,672
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1960 / 61
COND	46 46 %
FUNC	0
ECON	0
DEPR	46 % GD 54

RCNLD	\$166,500
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