

Key: 448

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 394

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ESPAILLAT MANUEL A 7 CROSBY RD E BRIDGEWATER, MA 02333				7-786-0				7 CROSBY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ESPAILLAT MANUEL A				06/01/2011	QS	315,000	39984-144				
T & D PROPERTIES LLC				09/01/2010	N	100,000	38927-17				
DUCHESS REALTY TRUST				12/21/2009	B	300,000	38052-257				

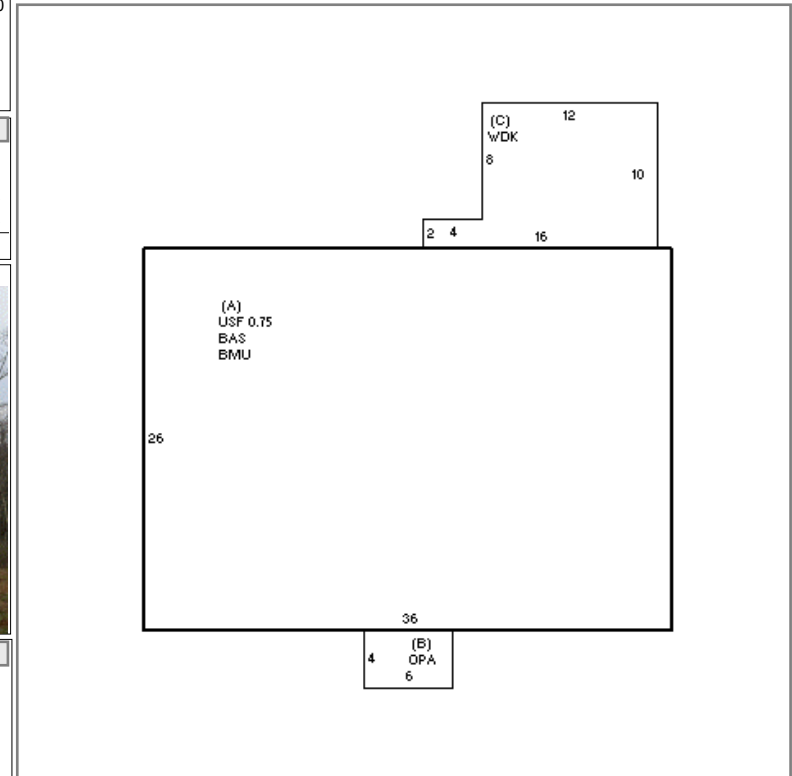
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
643	08/07/2012 12/01/2010	6	CYCL GROWTH	129,700	11/27/2018	SD	0	0
		6	CYCL GROWTH		08/07/2012	SLB	0	0
		1	NEW CONST				100	100
		5	SPLIT/SUB		03/04/2008	SLB	100	100
		6	CYCL GROWTH				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	3	1.00	100	188,000	1.00	100	1.00	3	1.00	188,000
300	A	1,426	3	1.00	100	4,560	1.00	80	0.80	ELP	1.00	6,500

DETACHED

TOTAL	2.426 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE T 14258/ LOT 3 93-08	LAND		194,500	176,900	
Inf1	FACTOR 100			BUILDING		300,600	260,000	
Inf2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
			TOTAL		495,100	436,900		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/28/2018
									

BUILDING	CD	ADJ	DESC	MEASURE	11/27/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	BLDG COMMENTS

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	333,997
NET AREA	1,638	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		39.63	37,091		
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	936	2011	183.19	171,470		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	2011	166.47	116,864		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	24		42.71	1,025		
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	128		31.60	4,045		
				INT FINISH	2	DRYWALL	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										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	2011 / 10
STORIES	1.75	1.00	COND	10 10 %
ROOMS	6	1.00	FUNC	0
BEDROOMS	3	1.00	ECON	0
BATHROOMS	1	1.00	DEPR	10 % GD 90
# 1/2 BATHS	1	1.00	RCNLD	\$300,600
TOT FIXTURES	5	\$3,502		
# UNITS	1	1.00		