

Key: 449

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 395

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BLANDINO JAMES & LAUREN 9 CROSBY RD E BRIDGEWATER, MA 02333				7-813-0				9 CROSBY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLANDINO JAMES & LAUREN				08/18/2017	QS	385,000	48814-210				
MCQUAID MARCIA N AND				09/21/2010	QS	305,000	39000-164				
T & D PROPERTIES LLC				09/29/2008	B	150,000	36397-219				

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	%
907	08/07/2012	61	SITE VISIT		05/08/2018	SD	0	0
		6	CYCL GROWTH		03/23/2018	SD	0	0
		6	CYCL GROWTH		05/15/2013	LF	0	0
	08/23/2011	6	CYCL GROWTH				0	0
		7	DETACHED BLD	21,500	04/04/2012		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	1.00	100	1.00	100	1.00	3	1.00	188,000
300	A	1,256 3	1.00	100	1.00	100	1.00	80	0.80	ELP	1.00	5,730

DETACHED

TOTAL	2.256 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N T 14258/ LOT 2 88-368 O T E			LAND	193,700	176,200
Inf1	FACTOR 100			BUILDING	304,000	263,400		
Inf2	PHY 100			DETACHED	28,600	27,300		
				OTHER	0	0		
				TOTAL	526,300	466,900		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	10 0.90 24X26	2011	624	50.95	28,600	05/10/2018



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	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%]			

(B) 12
WDK

12

(A)
BMF 0.50
USF 0.75
BAS
BMU 0.50

4
4 (C)
WDK

26

36

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,638	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	468		39.63	18,546
\$NLA(RCN)	\$209	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	936	2010	183.19	171,470
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	2010	166.47	116,864
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	468		55.73	26,081
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	160		31.60	5,056
				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								

TOTAL RCN	341,519	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	2010 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$304,000	