**Key: 4585**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,909

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| APOSTOLIDOU CHRISTINA<br>768 SUMMER ST<br>E BRIDGEWATER, MA 02333 | 111-27-0 | 768 SUMMER ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| APOSTOLIDOU CHRISTINA | 11/10/2020 | QS | 436,100 | 53797-327 |
| PERES MARCELO | 01/31/2018 | QS | 325,000 | 49463-016 |
| STIRLING NICOLE | 06/18/2014 | QS | 286,000 | 44432-161 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

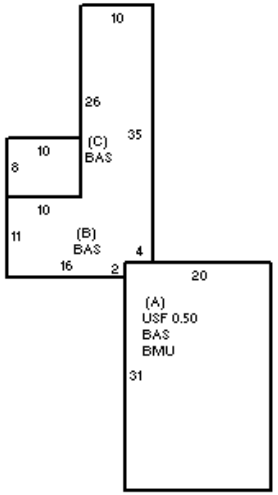
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 03/23/2021 | SD | 0 | 0 |
| | | 99 | OTHER | | 07/16/2019 | PW | 0 | 0 |
| | | 51 | FIELD REVIEW | | 01/03/2019 | SD | 0 | 0 |
| BP-18-319 | 11/06/2018 | 3 | ALTERATIONS | 32,817 | | | 0 | 0 |
| | | 6 | CYCL GROWTH | | 10/02/2018 | SD | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 22,000 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 1.78 | 100 1.00 | 3 1.00 | | | 169,390 |

| TOTAL | 21,998 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | T 13327 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 169,400 | 154,100 |
| BUILDING | 224,100 | 211,800 |
| DETACHED | 4,600 | 4,300 |
| OTHER | 0 | 0 |
| TOTAL | **398,100** | **370,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 40 0.60 | 10 14 | 1997 | 140 | 20.44 | 1,700 |
| DDK | A 1.00 | 10 0.90 | 16 X 10 | 2018 | 160 | 20.07 | 2,900 |

PHOTO 10/03/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 10/2/2018 | SD |
|---|---|---|
| LIST | | |
| REVIEW | 4/18/2013 | ER |

| YEAR BLT | 1900 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,482 | DETAIL ADJ | 0.909 |
| $NLA(RCN) | $199 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $1,854 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 5 | BRICK/STONE | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 16 | WM/CL AIR SPLIT | 1.01 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 620 | | 45.66 | 28,312 |
| A | USF | L | UPPER STORY FIN | 310 | 1900 | 152.67 | 47,328 |
| + | BAS | L | BASE AREA | 1,172 | 1900 | 168.01 | 196,904 |
| | WDK | N | WOOD DECK | 216 | | 31.60 | 6,826 |
| | F21 | O | FPL 2S 1OP | 2 | | 6,819.50 | 13,639 |

TOTAL RCN 294,863

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

EFF.YR/AGE 1990 / 31

| | | | |
|---|---|---|---|
| COND | 24 | 24 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 24 | % GD | 76 |

RCNLD $224,100