

Key: 4611

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.936

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROTONDI JANELLE TR CENTRAL STREET EB REALTY TR PO BOX 310 WHITMAN, MA 02382				115-10-0				323 OAK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROTONTDI JANELLE TR				12/31/2012	A	1	42483-080				
RIDDER JON F				10/26/2007	B	1	35223-202				
RIDDER FARM INC				02/27/2007	H	250,000	34165-151				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
3274	05/15/2017	6	CYCL GROWTH		11/06/2020	SD	0 0
		3	ALTERATIONS		08/22/2017	SLB	100 100
		6	CYCL GROWTH		10/15/2013	LF	0 0
100	05/26/2009	1	NEW CONST	25,900			0 0
		5	SPLIT/SUB		03/03/2008	SLB	100 100

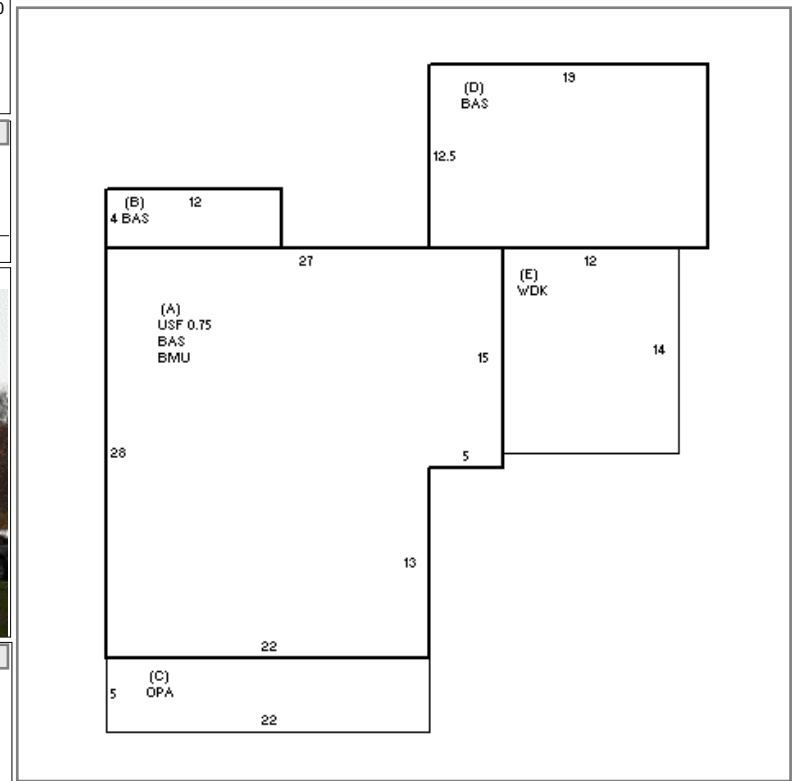
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3	1.00	188,000
300	A	2,469	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	14,070

TOTAL	3.469 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	T 3559		LAND	202,100	183,800
Inf1	FACTOR 100			LAND	126,200	124,800		
Inf2	PHY 100			DETACHED	2,500	2,300		
				OTHER	183,300	147,100		
						<b>TOTAL</b>	<b>514,100</b>	<b>458,000</b>

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



BUILDING	CD	ADJ	DESC	MEASURE	11/6/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/6/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,495	DETAIL ADJ	0.918
\$NLA(RCN)	\$192	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	691		43.83	30,284
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	518	1920	153.60	79,566
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	977	1920	169.03	165,143
ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	110		42.70	4,697
FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	168		31.60	5,309
INT FINISH	99	N/A	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	286,872	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1955 / 66	
COND	56 56 %	
FUNC	0	
ECON	0	
DEPR	56 % GD	44
RCNLD	\$126,200	

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Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.937

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROTONDI JANELLE TR				115-10-0				323 OAK ST			
CENTRAL STREET EB REALTY TR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 310											
WHITMAN, MA 02382											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

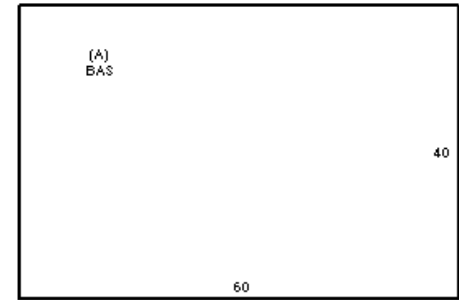
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	183,300	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/12/2010



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/22/2017	SLB
MODEL	5		CIM-5	LIST		
STYLE	56	0.60	WAREHOUSE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,400	DETAIL ADJ	0.527	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$87	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98
STORIES	0	0	1.00	ROOF COVER	10	METAL	1.00
% HEATED	0	0	.95	FLOOR COVER	9	CONCRETE	0.95
% AIR COND	0	0	1.00	INT. FINISH	6	MINIMUM	0.95
% SPRINKLER	0	0	1.00	HEATING/COOL	1	FORCED AIR	1.00
				FUEL SOURCE	0		1.00
				ARPUD	0		1.00
				AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,400	2009	86.78	208,267

TOTAL RCN	208,267
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2009 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$183,300