

Key: 4635

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.957

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
OBRIEN KEVIN A & MIN 69 OLD OAK ST E BRIDGEWATER, MA 02333				115-36-0				69 OLD OAK ST				1010	100	SINGLE FAMILY				1	1 of 1	
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)													
OBRIEN KEVIN A & MIN				01/28/2019	QS	485,000	50756-335		3524											
PRIOLI REALTY TRUST LLC				02/08/2018	U	230,000	49486-102		18-74											
ROTONDI JANELLE TR				12/31/2012	A	1	42483-076		02/08/2018											
										1	NEW CONST	AMOUNT	08/30/2018	SLB	100	100				
										5	SPLIT/SUB		01/02/2019	SLB	0	0				

LAND

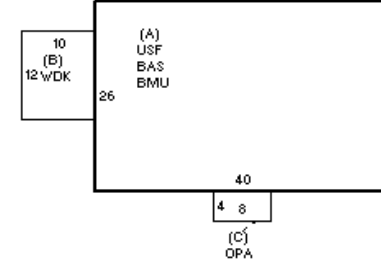
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.550	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	3,140

DETACHED

TOTAL	1.550 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Ngh	RES 3		N O T E	ISLAND BETWEEN OLD OAK & OAK ST			LAND	191,100	173,900
Inf1	FACTOR 100			BUILDING	381,900	346,200			
Inf2	PHY 100			DETACHED	0	0			
				OTHER	0	0			
						TOTAL	573,000	520,100	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PHOTO 08/30/2018							



BUILDING	CD	ADJ	DESC	MEASURE	3/19/2018	SLB
MODEL	1		RESIDENTIAL	LIST	3/19/2018	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	393,690
NET AREA	2,080	DETAIL ADJ	0.978	FOUNDATION	3	CONT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		40.37	41,985	CONDITION ELEM	CD
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,040	2018	168.15	174,879	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,040	2018	152.80	158,917	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	120		33.18	3,982	KITCHEN	
				FLOOR COVER	12	COMB	1.00	C	OPA	N	OPEN PORCH	32		44.82	1,434	BATHS	
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		4,813.20	4,813	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	
				FUEL SOURCE	0		1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	2018 / 3	
COND	3	3%
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD	\$381,900	