

Key: 4670

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.989

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
NICKLAS PAUL W & QUERSHER SHERYL 61 OAK ST E BRIDGEWATER, MA 02333				116-33-0				61 OAK ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NICKLAS PAUL W & QUERSHER				03/11/2019	QS	358,000	50887-339					
STRYJEWSKI PETER G				04/19/2018	A	1	49707-271					
STRYJEWSKI THOMAS				04/19/2018	L	177,000	49707-255					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,220	3	1.00	100	188,000	1.43	100	1.00	3	174,760	

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	%
		51	FIELD REVIEW		03/10/2020	PW	0	0
		6	CYCL GROWTH		05/09/2019	SD	0	0
		51	FIELD REVIEW		04/24/2019	SD	0	0
		6	CYCL GROWTH		05/06/2014	LF	0	0

LAND

TOTAL	28,220 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 11755		LAND	174,800	159,000
Inf1	FACTOR 100		LAND	256,500	218,900		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
<b>TOTAL</b>					<b>433,800</b>	<b>380,200</b>	

DETACHED

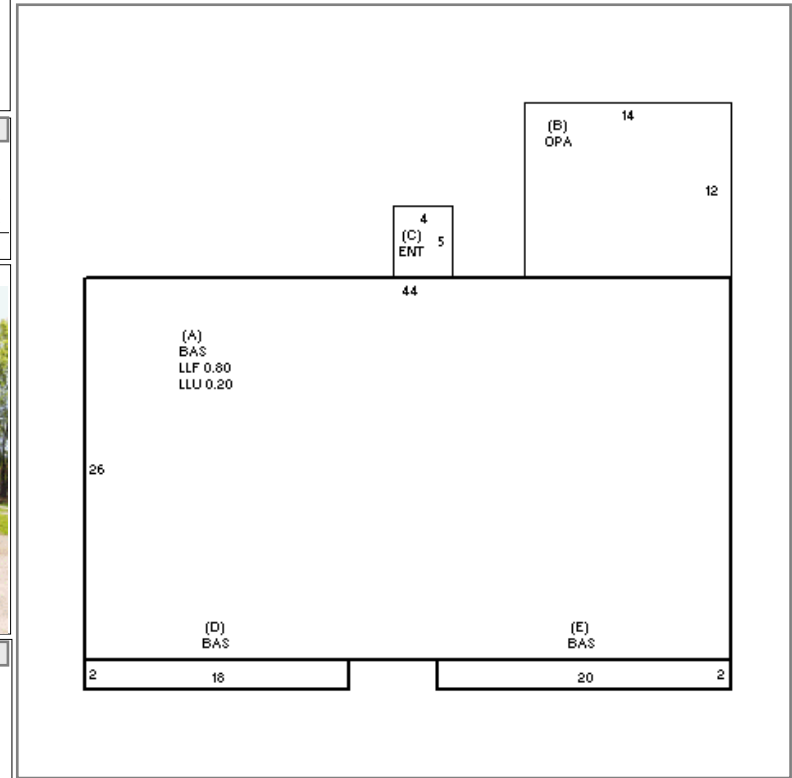
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	2005	200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,220	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7		1.00	FLOOR COVER	99	N/A	1.00
BEDROOMS	3		1.00	INT FINISH	99	N/A	1.00
BATHROOMS	1		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	3	\$2,205		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	229		62.93	14,412
A	LLF	N	LOWER LEVEL FIN	915		121.86	111,502
B	OPA	N	OPEN PORCH	168		42.70	7,174
C	ENT	N	ENCLOSED ENTRY	20		81.10	1,622
+	BAS	L	BASE AREA	1,220	1970	170.23	207,684
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	351,418	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			G
BATHS			G
HEAT			
ELECT			
EFF.YR/AGE		1979 / 42	
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD			\$256,500