Key: 470

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 416

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DASILVA ROGER P & ZUCCONI NATALI 5 SANDRA DR E BRIDGEWATER, MA 02333	8-26-0	5 SANDRA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DASILVA ROGER P & ZUCCONI	02/09/2018	N	295,000	49489-241
OWEN JAMES W JR & SHERYL	12/02/1999	QS	232,000	18097-210
BALCOM ROBERT L & MARGARE	07/07/1997	A	1	15303-018

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

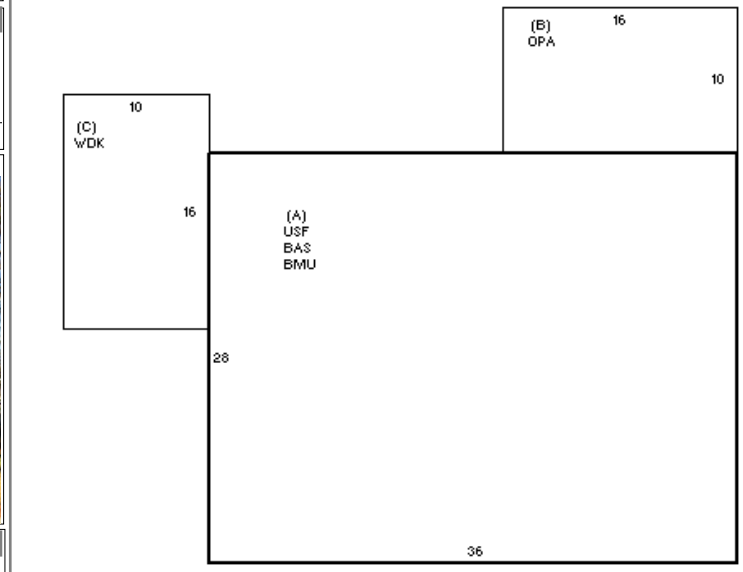
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		04/01/2014	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,936	4 1.00	100 1.00	100 1.00	225,600	1.10	100 1.00	4 1.20			220,810

TOTAL	38,936 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 15		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	220,800	184,100
BUILDING	278,700	248,400
DETACHED	0	0
OTHER	0	0
TOTAL	499,500	432,500



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/16/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/1/2014	LF
LIST		
REVIEW	3/18/2013	ER

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,016	DETAIL ADJ	0.969
$NLA(RCN)	$184	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,271
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	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	2	HOT WATER	1.02
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	1,008		38.76	39,070
A	BAS	L	BASE AREA	1,008	1987	160.36	161,643
A	USF	L	UPPER STORY FIN	1,008	1987	145.72	146,889
B	OPA	N	OPEN PORCH	160		42.70	6,832
C	WDK	N	WOOD DECK	160		31.60	5,056
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	371,580
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1989 / 32		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$278,700		