

Key: 4729

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.043

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LIMA FLAVIO BATISTA DE & NARA LUIZA PERES DA CUNHA 602 WINTER ST E BRIDGEWATER, MA 02333				120-18-0				602 WINTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LIMA FLAVIO BATISTA DE & OUSAMEQUIN REALTY TRUST				05/20/2019	QS	350,000	51129-026				
PERRY GEORGE A				11/19/2018	L	208,000	50535-125				
				02/03/1989	A	1	8974-052				

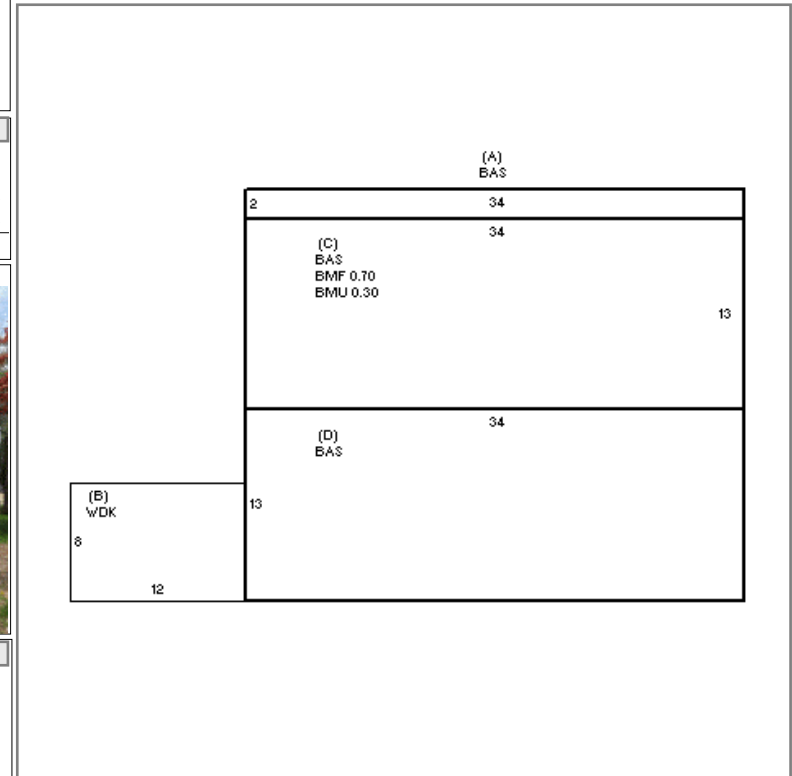
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		05/07/2019	SDP	0	0
		6	CYCL GROWTH		10/07/2013	LF	0	0
		6	CYCL GROWTH		09/16/2006		0	0
		6	CYCL GROWTH				0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	41,322 3	1.00	100	1.00	100	1.00	188,000	1.04	100	1.00	3	1.00		186,060

DETACHED

TOTAL	41,322 SF		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE	LAND	186,100	169,200		
Inf1	FACTOR 100			BUILDING	196,500	181,900		
Inf2	PHY 100			DETACHED	2,500	2,300		
				OTHER	0	0		
				TOTAL	385,100	353,400		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/14/2019
SHF	A	1.00	40 0.60		200	20.44	2,500		

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	272,954
NET AREA	952	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	952	1965	243.86	232,156		
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	96		31.60	3,034		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	133		52.05	6,923		
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	BMF	N	BSMT FINISH-SEP	309		73.20	22,619		
ROOMS	6	1.00		FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 10P	1		6,017.00	6,017		
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										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	
ELECT	

EFF. YR/AGE	1976 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$196,500	