

Key: 4739

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.050

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MATUAWANA SAMUEL Z & CATARINA D				120-29-0				649 WINTER ST			
649 WINTER ST E BRIDGEWATER, MA 02333				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MATUAWANA SAMUEL Z & CATA				03/07/2017	A	1	48180-246
				MATUAWANA SAMUEL Z				07/30/1999	QS	210,000	17716-342
				FELIX ANTONIO P & MARIA R				11/17/1989	QS	204,000	9466-293

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	%
22-176	04/19/2022	2	ADDITIONS	10,500				0
22173	04/19/2022	6	CYCL GROWTH	10,500	09/18/2006			0
		6	CYCL GROWTH		04/12/2021	SD		0
		6	CYCL GROWTH		05/01/2013	LF		0
		3	ALTERATIONS					0

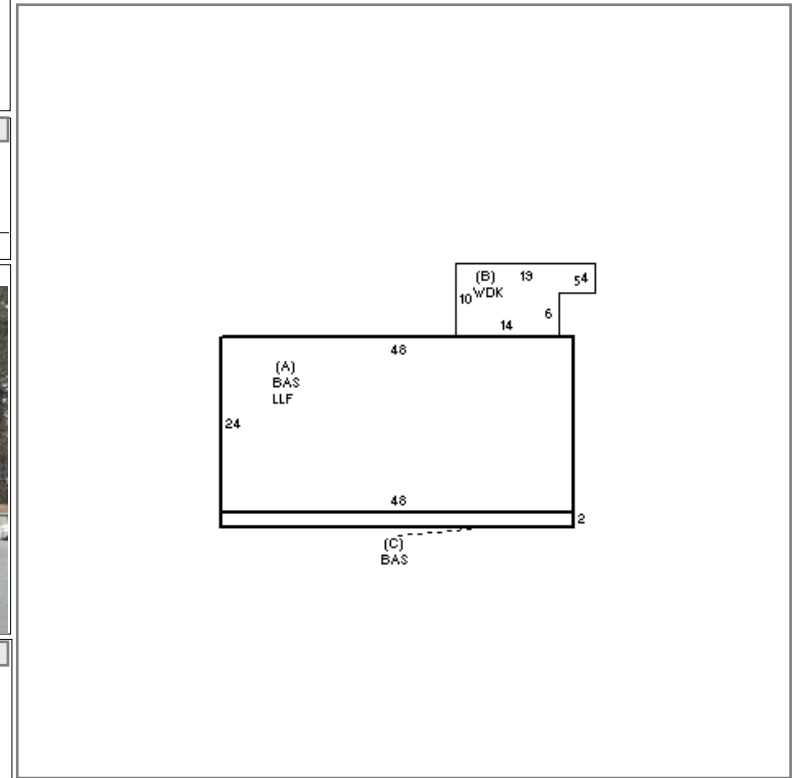
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,741	3	1.00	100	188,000	1.15	100	1.00	3	1.00	182,120

TOTAL	36,741 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	182,100	165,700
Inf1	FACTOR 100		BUILDING	288,300	249,400		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	472,900	417,400

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2021	SD
MODEL	1		RESIDENTIAL	LIST	4/12/2021	SD
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	
IN-LAW APT	

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YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	374,414
NET AREA	1,248	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	N	LOWER LEVEL FIN	1,152		121.32	139,761		
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	160		31.60	5,056		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,248	1989	169.48	211,510		
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				FLOOR COVER	99	N/A	1.00		KIT	O	XTRA KITCHEN	1		5,387.00	5,387		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	1995 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77

RCNLD	\$288,300
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