Key: 4770

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,069

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PHILBEN CYNTHIA R 236 WINTER ST E BRIDGEWATER, MA 02333	121-20-0	236 WINTER ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PHILBEN CYNTHIA R	09/24/2012	A	121,000	41989-106
PHILBEN MARTIN F JR & MAR	12/23/1971	QS		3739-121

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

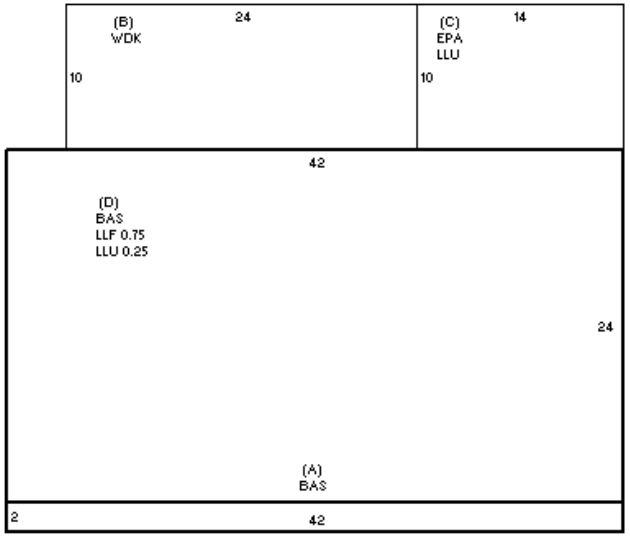
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/09/2013	LF	0	0
	02/12/2013	6	CYCL GROWTH		02/12/2013	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,480	3 1.00	100 1.00	100 1.00	188,000	1.47	100 1.00	3 1.00			174,120

TOTAL	27,480 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT F/ T 10222		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	174,100	158,400
BUILDING	246,000	210,500
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**422,600**	**371,200**



DETACHED

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

PHOTO 09/10/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/9/2013	LF
LIST		
REVIEW	4/19/2013	ER

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,092	DETAIL ADJ	1.081
$NLA(RCN)	$309	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,410
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,092	1971	173.06	188,978
B	WDK	N	WOOD DECK	240		31.60	7,584
+	LLU	N	LOWER LEVEL UNF	392		63.98	25,079
C	EPA	N	ENCLOSED PORCH	140		74.40	10,416
D	LLF	N	LOWER LEVEL FIN	756		123.88	93,655
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	336,941
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$246,000		