Key: 4774

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,073

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORD MICHAEL S & GINA M 278 WINTER ST E BRIDGEWATER, MA 02333	121-24-0	278 WINTER ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORD MICHAEL S & GINA M	11/03/2017	QS	370,000	49138-208
GARY MALCOLM D & LOIS I	12/08/1972	QS		3844-669
CASTLE DA CASIERI REALTY	05/11/1972	QS		3776-073

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

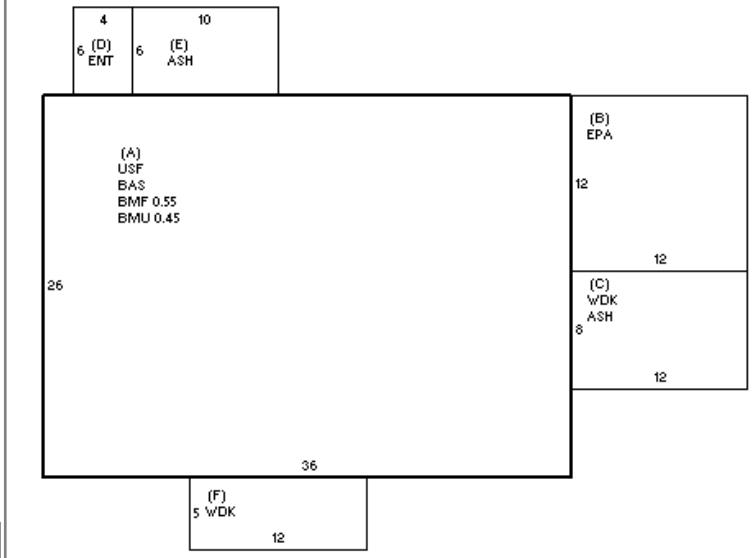
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-564	11/13/2020	3	ALTERATIONS	35,000			0	0
		61	SITE VISIT		05/15/2018	SD	0	0
		6	CYCL GROWTH		03/09/2018	SD	0	0
1749	10/09/2013	3	ALTERATIONS	3,645			0	0
		6	CYCL GROWTH		09/09/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,890	3 1.00	100 1.00	100 1.00	188,000	1.12	100 1.00	3 1.00			183,100

TOTAL	37,890 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT J/ T 10597		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	183,100	166,600
BUILDING	265,400	234,000
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**451,000**	**402,900**



DETACHED

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

PHOTO 05/16/2018

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	5/15/2018	SD
LIST		
REVIEW	4/19/2013	ER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,872	DETAIL ADJ	0.950
$NLA(RCN)	$194	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,230
# 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	1	FORCED AIR	1.00
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	421		39.63	16,683
A	BMF	N	BSMT FINISH-SEP	515		55.73	28,701
A	BAS	L	BASE AREA	936	1972	161.02	150,716
A	USF	L	UPPER STORY FIN	936	1972	146.32	136,960
B	EPA	N	ENCLOSED PORCH	144		74.40	10,714
+	ASH	N	ATT SHED	156		18.75	2,925
D	ENT	N	ENCLOSED ENTRY	24		81.08	1,946
+	WDK	N	WOOD DECK	156		31.60	4,930
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	363,624
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	$265,400