

Key: 4795

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.089

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
ALEXANDER/CIVITARESE FAMILY TR ALEXANDER CHARLES H III 340 WINTER ST E BRIDGEWATER, MA 02333										121-46-0				340 WINTER ST			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
ALEXANDER/CIVITARESE FAMI										01/27/2010	A	1 38181-159					
ALEXANDER CHARLES H & SUS										07/29/2005	QS	450,000 31025-008					
THOMAS ROBERT P JR &										01/31/1996	A	1 14112-173					

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	%
360		51	FIELD REVIEW		09/09/2013	LF	0	0
886	06/26/2008	3	ALTERATIONS		06/09/2009		0	0
676	03/22/2007	3	ALTERATIONS	5,000	05/30/2007		0	0
	08/29/2006	8	POOL	16,500	05/30/2007	SLB	100	100

LAND

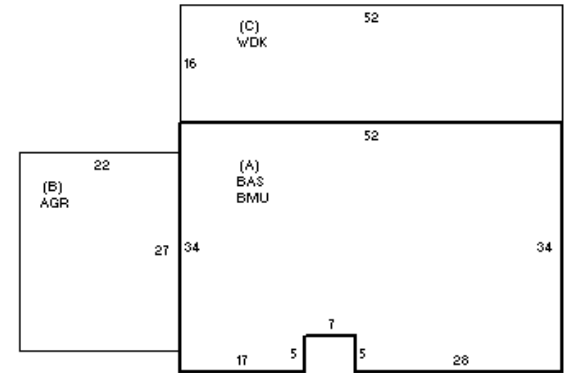
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 3	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	4,800 3	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	27,360

DETACHED

TOTAL	5.800 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E C/W 48A	LAND		215,400	196,000	
Inf1	FACTOR 100			BUILDING		309,800	285,100	
Inf2	PHY 100			DETACHED		22,600	21,500	
				OTHER		0	0	
				TOTAL		547,800	502,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	30 0.70	1996	624	28.81	12,600
IPV	A	1.00	10 0.90	2006	512	21.60	10,000

PHOTO 06/13/2016



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/19/2013	ER
QUALITY	-	0.95	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424,383
NET AREA	1,733	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,733		32.47	56,271		
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,733	1991	170.45	295,398		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	594		64.02	38,030		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	832		30.02	24,977		
				FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 10P	1		5,716.20	5,716		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

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	\$309,800