

Key: 4796

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.090

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NICHOLAS ANN M 348 WINTER ST E BRIDGEWATER, MA 02333				121-47-0				348 WINTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NICHOLAS ANN M				07/28/2006	A	100	33106-228				
NICHOLAS ANN M TR				02/28/2002	A	100	21626-233				
EBERT ANN M				09/01/1987	QS		7972-189				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
155	03/25/2002	6	CYCL GROWTH		06/18/2018	SD	0	0
		6	CYCL GROWTH		09/10/2013	LF	0	0
		6	CYCL GROWTH		03/25/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000 3	1.00	100	1.00	188,000	1.20	100	1.00	3	1.00	180,620

DETACHED

TOTAL	34,979 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 2	LAND		180,600	164,300	
Inf1	FACTOR 100		BUILDING		120,500	120,400	
Inf2	PHY 100		DETACHED		24,100	22,800	
			OTHER		91,500	91,300	
			TOTAL		416,700	398,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 40 0.60			273	63.08	10,300
SHF	A	1.00 40 0.60			200	20.44	2,500
SHF	A	1.00 40 0.60			200	20.44	2,500
IPV	A	1.00 30 0.70		1990	648	19.48	8,800

PHOTO 06/20/2018

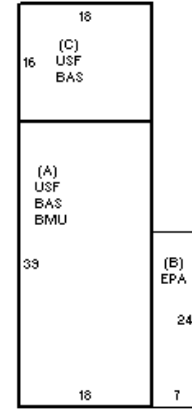


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/18/2018	SD
MODEL	1		RESIDENTIAL	LIST	6/18/2018	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,799
NET AREA	1,980	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	702		43.58	30,595		
\$NLA(RCN)	\$169	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	990	1900	138.78	137,392		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	168		74.40	12,499		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	990	1900	152.72	151,192		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				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	1951 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$120,500

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NICHOLAS ANN M 348 WINTER ST E BRIDGEWATER, MA 02333		121-47-0		348 WINTER ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

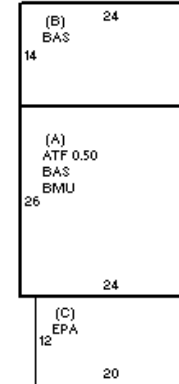
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	91,500	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	7	0.90	CONVENTIONAL [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		4/19/2013 ER

BLDG COMMENTS

INDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	254,139	
NET AREA	1,272	DETAIL ADJ	0.900	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		45.56	28,430			
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	312	1950	114.72	35,792			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	960	1950	177.32	170,225		
STORIES	1.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	C	EPA	N	ENCLOSED PORCH	240		74.40	17,856			
ROOMS	5	1.00	FLOOR COVER	99	N/A	1.00	1.00											
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	1.00											
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00	1.00											
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00	1.00											
TOT FIXTURES	3	\$1,836	ARPUD	0		1.00	1.00											
# UNITS	1	1.00	AFFORDABLE	0		1.00	1.00											
																CONDITION ELEM	CD	
																EXTERIOR		
																INTERIOR		
																KITCHEN		
																BATHS		
																HEAT		
																ELECT		
																EFF.YR/AGE	1951 / 70	
																COND	64 64 %	
																FUNC	0	
																ECON	0	
																DEPR	64 % GD 36	
																RCNLD	\$91,500	