

Key: 4797

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.092

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BRASIL JAMES R & PAMELA J 295 WINTER ST E BRIDGEWATER, MA 02333				121-48-0				295 WINTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRASIL JAMES R & PAMELA J				04/08/1994	QS	182,500		0430-164			
KEENE ELLSWORTH G JR & CY				03/13/1985	QS	0354-107					

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	%
22-445	09/27/2022	3	ALTERATIONS	9,991				0
BP-18-231	09/04/2018	3	ALTERATIONS	1,735				0
		6	CYCL GROWTH		09/09/2013	LF		0

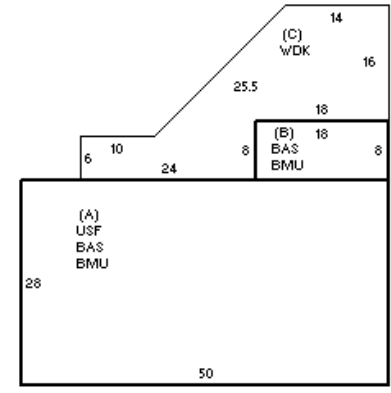
LAND

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

TOTAL	43,560 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E #367589 #86164	LAND	188,000	171,000		
Inf1	FACTOR 100		BUILDING	371,700	331,200		
Inf2	PHY 100		DETACHED	11,300	10,700		
			OTHER	0	0		
				TOTAL	571,000	512,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	1998	200	20.44	2,500
IPV	A	1.00	30 0.70	1998	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2013	LF
MODEL	1		RESIDENTIAL	LIST REVIEW	4/19/2013	ER
STYLE	5	0.95	COLONIAL [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
adjusted bath counts to reflect mailer

G

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	495,603
NET AREA	2,944	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,544		34.94	53,952	CONDITION ELEM	CD
\$NLA(RCN)	\$168	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,544	1981	146.64	226,408		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,400	1981	133.25	186,554	EXTERIOR	
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	522		31.60	16,495	INTERIOR	
ROOMS	8	1.00		FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	KITCHEN	
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00									BATHS	
BATHROOMS	4	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04									HEAT	
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00									ELECT	
TOT FIXTURES	8	\$5,375		ARPUD	0		1.00									EFF.YR/AGE 1989 / 32	
# UNITS	1	1.00		AFFORDABLE	0		1.00									COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$371,700