

Key: 4805

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.094

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BOUMITRI MICHAEL S/O SILVA FABRICIO 143 SAMOSET DR HANOVER, MA 02339				122-8-0				254 THATCHER ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SILVA FABRICIO				07/19/2022	O	300,000	57042-227	
				BOUMITRI MICHAEL				01/16/2015	S	108,500	45152-166	
				FANNIE MAE				12/23/2014	L	203,723	45081-282	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,400 7	1.00	100	1.00	178,600	4.35	100	1.00	7	0.95	149,770

LAND

TOTAL	8,407 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N T 7234 O T E			LAND	149,800	136,200
Inf1	FACTOR 100		BUILDING	117,900	145,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					267,700	282,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



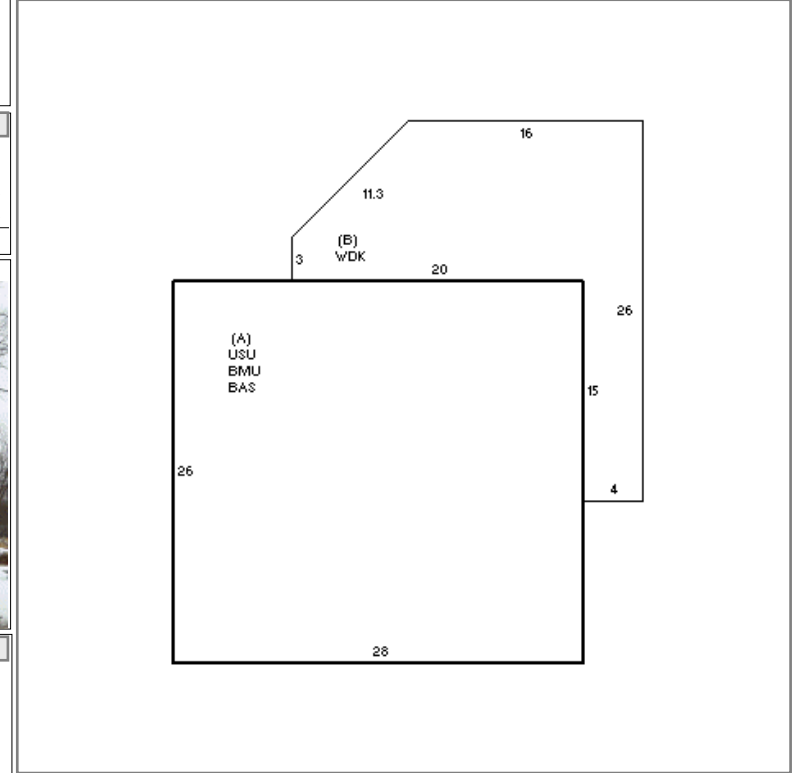
BLDG COMMENTS
 have only started building - walls for 1st flr only - 2/5/19 - slb
 no change 3/29/19 - slb. 2/25/2020 - slb - no electric or plumb, vinyl siding, asphalt roof.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/21/2021	SLB
MODEL	1		RESIDENTIAL	LIST	1/21/2021	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	728	DETAIL ADJ	0.950	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$311	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	3	ASBESTOS	1.00
ROOMS	6		1.00	FLOOR COVER	12	COMB	1.00
BEDROOMS	2		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	0		1.00
# 1/2 BATHS	1		1.00	FUEL SOURCE	0		1.00
TOT FIXTURES	9		\$5,814	ARPUD	0		1.00
# UNITS	1		1.00	AFFORDABLE	0		1.00

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-18-261	10/01/2018	1	NEW CONST	75,000	02/05/2019	SLB	15	55
BP-18-171	08/06/2018	1	NEW CONST	5,000	08/30/2018	SLB	100	100
BP-18-159	06/13/2018	4	DEMO	100			0	0
56311	09/11/2015	3	ALTERATIONS	2,000			0	0
		6	CYCL GROWTH		10/15/2014	LF	0	0



TOTAL RCN	226,760
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 2018 / 3	
COND	3 3 %
FUNC	45
ECON	0
DEPR	48 % GD 52
RCNLD	\$117,900