

Key: 4902

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.181

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FABS WAY REALTY TRUST FABROSKI JOHN A III 2 FABS WAY E BRIDGEWATER, MA 02333				69-27-01-0				2 FABS WAY			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
FABS WAY REALTY TRUST				01/12/2017		A		1 47995-349			
FABROSKI JOHN A III & NAN				03/18/2016		A		1 46700-131			
FABROSKI JOHN A III TR				05/31/2002		A		1 22169-346			

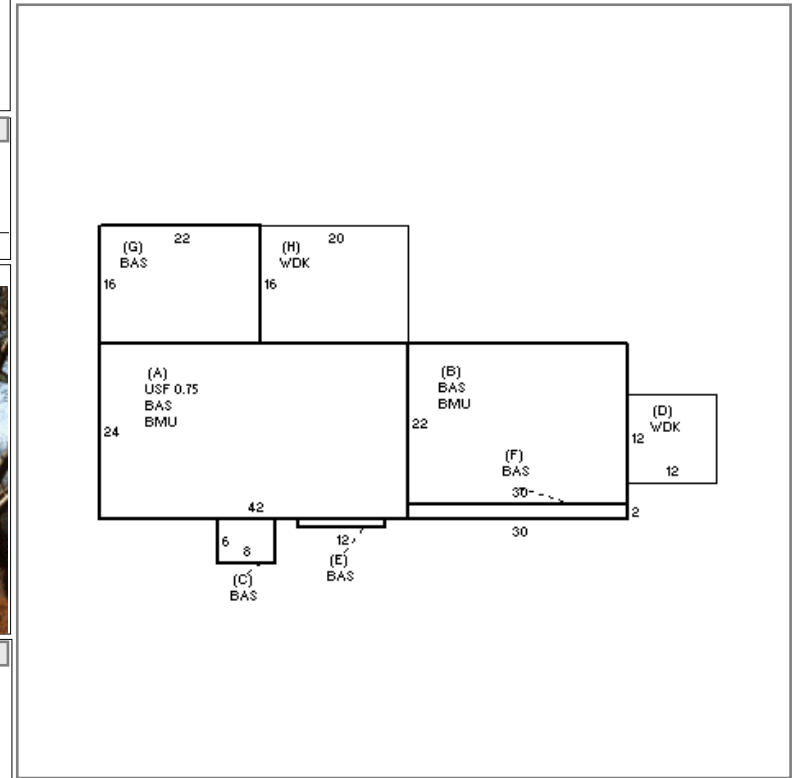
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,942 3	1.00	100	1.00	188,000	1.14	100	1.00	3	1.00	182,280

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 %
1078	12/19/2012	6	CYCL GROWTH		12/01/2020	SD	0 0
		6	CYCL GROWTH		07/23/2013	LF	0 0
		6	CYCL GROWTH		12/19/2012	LFF	0 0
	02/06/2012	2	ADDITIONS	20,000			0 100
		6	CYCL GROWTH		06/16/2009		0 0

TOTAL	36,942 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	182,300	165,800		
Infl1	FACTOR 100		BUILDING	402,700	345,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL				585,000	511,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/1/2020	SD
MODEL	1		RESIDENTIAL	LIST	12/1/2020	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

BUILDING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	522,977
NET AREA	2,896	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,668		34.42	57,417	CONDITION ELEM	CD
\$NLA(RCN)	\$181	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	756	1988	139.41	105,392	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA		153.41	328,296	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	464		31.60	14,662	KITCHEN	A	
ROOMS	8	1.00	FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	3		2,063.00	6,189	BATHS	A	
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	HEAT		
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00										EFF.YR/AGE	1993 / 28
TOT FIXTURES	6	\$4,202	ARPUD	0		1.00										COND	23 23 %
# UNITS	1	1.00	AFFORDABLE	0		1.00										FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$402,700