

Key: 4917

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.196

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
GREEN NICOLE & GRANDISON SEAN S/O GREEN FAMILY TRUST 40 ST JAMES AVE E BRIDGEWATER, MA 02333				84-21-04-0				40 ST JAMES AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GREEN FAMILY TRUST				08/11/2022	A	100	57123-072					
GREEN NICOLE & GRANDISON				02/27/2017	QS	350,000	48146-260					
OUSAMEQUIN REALTY TRUST				09/30/2016	S	206,000	47534-291					

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-18-185	08/14/2018	6	CYCL GROWTH	3,148	11/24/2020	SD	0	0
		3	ALTERATIONS		03/28/2018	SD	0	0
	08/05/2013	99	OTHER		07/15/2013	SLB	0	0
		6	CYCL GROWTH					

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	35,100 4	1.00	100	1.00	100	1.00	225,600	1.19	100	1.00	4	1.20		216,830

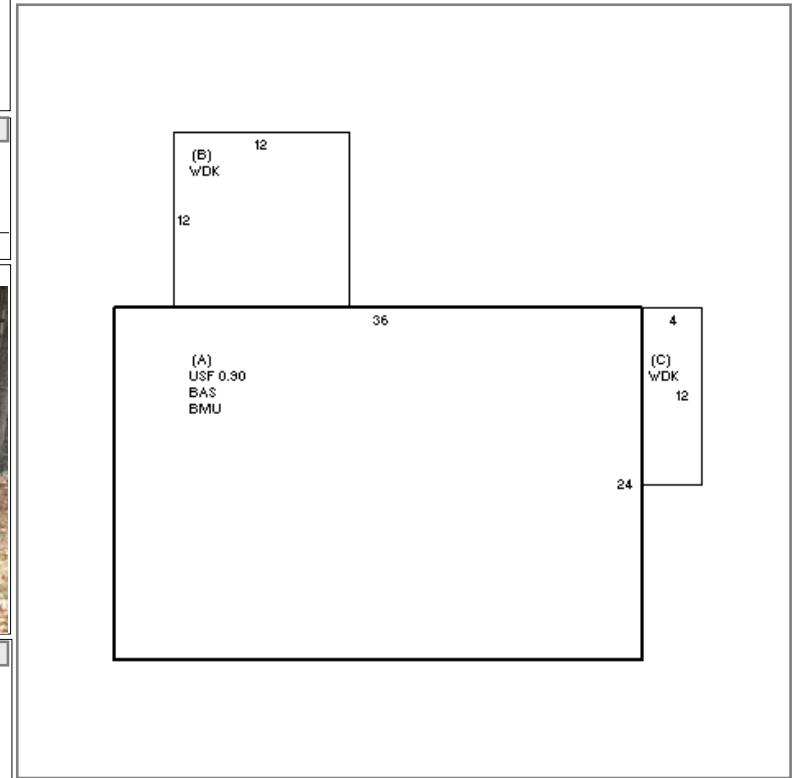
TOTAL	35,100 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE	LAND	216,800	180,800		
Inf1	FACTOR 100		BUILDING	248,800	221,200		
Inf2	PHY 100		DETACHED	20,500	19,500		
			OTHER	0	0		
			TOTAL	486,100	421,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00 50 0.50		2000	1,560	26.24	20,500



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/24/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	314,926
NET AREA	1,642	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		40.60	35,078		
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	864	1990	172.18	148,760		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	778	1990	156.46	121,726		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	192		31.60	6,067		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.9	1.00	EXTERIOR	
ROOMS	6	1.00	INTERIOR	
BEDROOMS	3	1.00	KITCHEN	
BATHROOMS	1	1.00	BATHS	
# 1/2 BATHS	1	1.00	HEAT	
TOT FIXTURES	5	\$3,295	ELECT	
# UNITS	1	1.00		

EFF.YR/AGE	2000 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$248,800