

Key: 5139

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.401

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DEBENEDICTIS MARC D & KAREN M 52 LEO WAY E BRIDGEWATER, MA 02333				12-8-08-0				52 LEO WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEBENEDICTIS MARC D & KAR				07/19/1991	D	56,000	10385-265				
BERTARELLI BROTHERS INC				11/04/1988	QS		8810-191				
TRUDEAU LEO R JR & SHERRO				12/10/1985	QS		6466-208				

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	%
		6	CYCL GROWTH		10/09/2014	LF	0	0
		6	CYCL GROWTH		01/01/2008		0	0

LAND

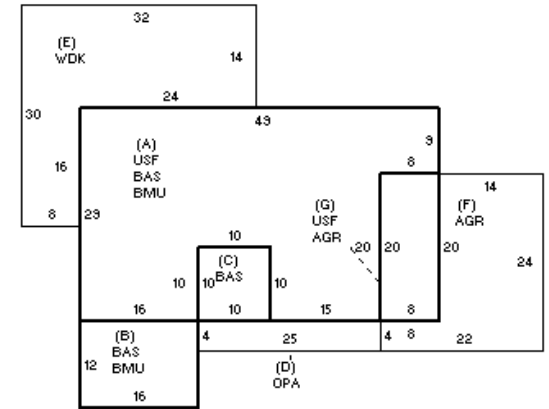
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,340 4	1.00	100	1.00	203,040	1.19	90	0.90	4	1.20	195,380

DETACHED

TOTAL	35,327 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE DRAINAGE ESMT	LAND	195,400	162,900	
Inf1	FACTOR 100		BUILDING	342,700	323,400	
Inf2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
			TOTAL	538,100	486,300	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2014	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/23/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	2,774	DETAIL ADJ	0.936
\$NLA(RCN)	\$187	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	9	\$6,014	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,353		37.78	51,120
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,321	1991	134.57	177,772
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,453	1991	148.09	215,177
ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	100		44.84	4,484
FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	576		33.18	19,112
INT FINISH	99	N/A	1.00	+	AGR	N	ATT GARAGE	528		72.75	38,413
HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		7,160.00	7,160
FUEL SOURCE	2	GAS	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	519,252
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1991 / 30
COND	24 24 %
FUNC	0
ECON	10
DEPR	34 % GD 66
RCNLD	\$342,700