

Key: 5145

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.407

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MOURATIDIS NANCY 12 LEO WAY E BRIDGEWATER, MA 02333				12-8-02-0				12 LEO WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOURATIDIS NANCY				01/25/1993	O	125,000	11602-166				
MOURATIDIS KONSTANTINOS &				01/24/1993	D	125,000	11602-166				
BERTARELLI BROTHERS INC				11/04/1988	QS	375,000	8810-191				

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		05/06/2013	LFF	0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,485 4	1.00	100	1.00	225,600	1.18	100	1.00	4	1.20	217,230

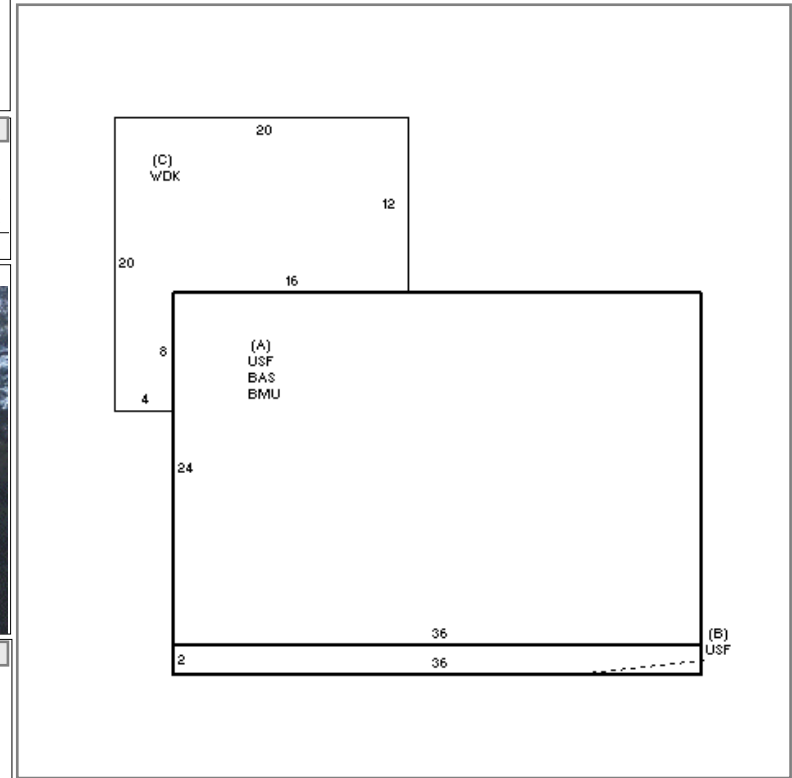
TOTAL	35,485 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 2	LAND	217,200	181,100
Infl1	FACTOR 100		BUILDING	252,800	224,900	
Infl2	PHY 100		DETACHED	2,500	2,300	
			OTHER	0	0	
				TOTAL	472,500	408,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60		1993	200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2013	LFF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/23/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,800	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		40.60	35,078
\$NLA(RCN)	\$185	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	864	1992	166.61	143,947
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	936	1992	151.40	141,709
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	272		31.60	8,595
				FLOOR COVER	99	N/A	1.00								
				INT FINISH	99	N/A	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$3,295
# UNITS	1	1.00

TOTAL RCN	332,624	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1992 / 29	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$252,800	