Key: 5146

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,408

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUCINI TODD A & PAULA J 8 TRUDEAU LN E BRIDGEWATER, MA 02333	12-8-01-0	8 TRUDEAU LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUCINI TODD A & PAULA J	01/10/2001	A	1	19251-100
LUCINI PAULA J & TODD A	07/22/1992	A	1	11133-302
BERTARELLI BROTHERS INC	11/04/1988	QS		8810-191

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

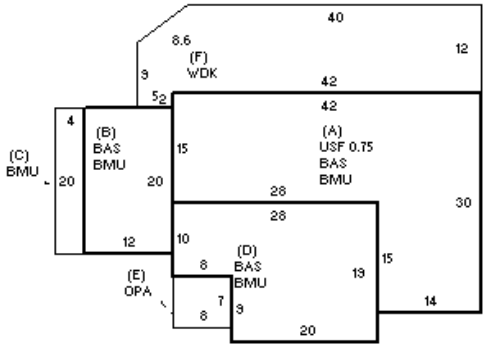
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		11/20/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,282	4 1.00	100 1.00	100 1.00	225,600	1.16	100 1.00	4 1.20			218,070

TOTAL	36,282 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 1		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	218,100	181,800
BUILDING	356,900	307,100
DETACHED	0	0
OTHER	0	0
TOTAL	**575,000**	**488,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/20/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/20/2013	LF
LIST		
REVIEW	4/23/2013	ER

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	2,170	DETAIL ADJ	1.040
$NLA(RCN)	$216	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	10	$7,426
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,620		36.36	58,907
+	BAS	L	BASE AREA	1,540	1991	176.53	271,857
A	USF	L	UPPER STORY FIN	630	1991	160.42	101,063
E	OPA	N	OPEN PORCH	56		44.83	2,511
F	WDK	N	WOOD DECK	557		33.18	18,481
	BMG	O	BSMT GARAGE	1		2,166.20	2,166
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	469,570
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1991 / 30		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$356,900