Key: **515**

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 455

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VAZQUEZ R OBERT V & DIANNE **12 SPRINGER AVE** **E BRIDGEWATER, MA 02333**	**8-724-0**	**12 SPRINGER AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VAZQUEZ R OBERT V & DIANN	06/26/2015	QS	290,000	45723-297
BREEN CHARLES J & SHANNON	07/31/2008	O	271,900	36233-054
SHETLER DONNA M	12/12/1983	QS		5531-479

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

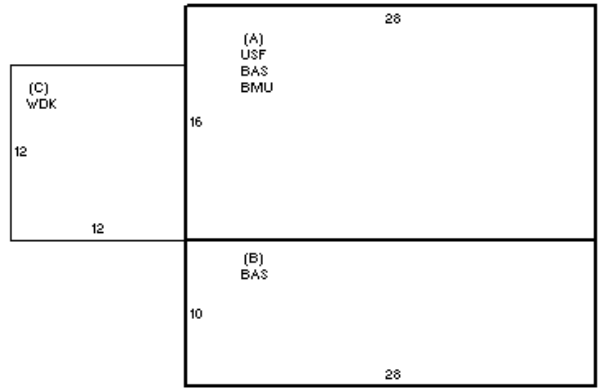
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/30/2019	SD	0	0
		6	CYCL GROWTH		01/15/2016	SD	0	0
2398	04/07/2015	3	ALTERATIONS	3,400	05/27/2015	SLB	100	100
2298	12/04/2014	3	ALTERATIONS	7,473			0	0
		6	CYCL GROWTH		06/11/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,356	2 1.00	100 1.00	100 1.00	178,600	3.92	100 1.00	2 0.95			150,550

TOTAL	9,356 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	C/W 725 726 727/ T 13577		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	150,600	136,900
BUILDING	214,600	183,300
DETACHED	0	0
OTHER	0	0
TOTAL	**365,200**	**320,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/31/2019

BLDG COMMENTS

updated exterior (new roof, new gutters); corrected heat type

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/30/2019	SD
LIST		
REVIEW	3/19/2013	ER

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	1,176	DETAIL ADJ	1.020
$NLA(RCN)	$228	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,162
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	448		52.05	23,318
A	USF	L	UPPER STORY FIN	448	1948	189.08	84,706
+	BAS	L	BASE AREA	728	1948	208.07	151,473
C	WDK	N	WOOD DECK	144		31.60	4,550

TOTAL RCN 268,209

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 2001 / 20

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $214,600