

Key: 5218

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.470

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DILIDDO ROBERT F & NICOLE A 44 CHRISTINA DR E. BRIDGEWATER, MA 02333				89-6-06-0				44 CHRISTINA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DILIDDO ROBERT F & NICOLE				03/31/2005	QS	480,000	30266-292				
STRAFFIN MARK F & CANDACE				11/04/2002	QS	381,000	23312-017				
H & R CONSTRUCTION CORP				06/19/2001	B	950,000	20038-127				

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 %
64	06/09/2003	6	CYCL GROWTH		07/05/2013		0 0
551	05/06/2002	7	DETACHED BLD	2,245	04/07/2004	KB	100 100
		1	NEW CONST	89,000	03/18/2003	SLB	100 100

LAND

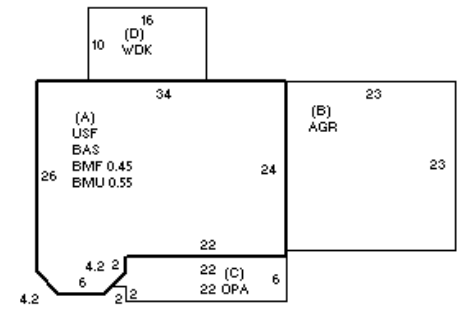
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	43,560	5	1.00	100	1.00	100	1.00	225,600	1.00	100	1.00	5	1.20	225,600
300	A	0.935	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	5,330

DETACHED

TOTAL	1.935 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		NOTE PAPER ST/ LOT 6A	LAND		230,900	201,500	
Inf1	FACTOR 100			BUILDING		325,800	291,700	
Inf2	PHY 100			DETACHED		1,800	1,700	
				OTHER		0	0	
			TOTAL		558,500	494,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X8	2003	96	20.44	1,800

PHOTO 05/15/2014



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/5/2013	LF
MODEL	1		RESIDENTIAL	LIST	3/18/2003	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/23/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402,220
NET AREA	1,734	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	477		42.59	20,317	CONDITION ELEM	CD
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	390		59.90	23,360	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	867	2002	178.89	155,095	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	867	2002	162.56	140,938	KITCHEN	
				FLOOR COVER	99	N/A	1.00	B	AGR	N	ATT GARAGE	529		72.68	38,447	BATHS	
				INT FINISH	99	N/A	1.00	C	OPA	N	OPEN PORCH	134		44.84	6,008	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	D	WDK	N	WOOD DECK	160		33.18	5,309	ELECT	
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF. YR/AGE	2002 / 19	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD	\$325,800	