

Key: 5228

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.478

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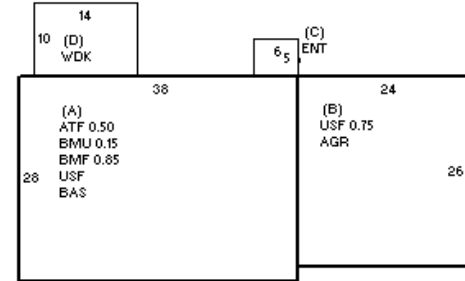
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CURRENT OWNER				PARCEL ID				LOCATION				
FROIO NICHOLAS J & BONNIE L 57 CHRISTINA DR EAST BRIDGEWATER, MA 02333				90-17-0				57 CHRISTINA DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FROIO NICHOLAS J & BONNIE				01/11/2017	O	160,000	47989-344					
NEW HEIGHTS BUILDERS OF M				12/09/2016	H	90,000	47853-299					
PERKINS MARY				12/11/1980	QS	4925-336						
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	5	1.20		225,600
300	A	0.476	5	1.00	100	1.00	100	1.00	ELP	1.00		2,710

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	%
3416	10/02/2017	99	OTHER		02/25/2019	SD	0	0
SS18-09		8	POOL	27,000	04/11/2018	SLB	100	100
3091	10/24/2016	5	SPLIT/SUB		01/25/2017	SLB	100	100
		1	NEW CONST	230,000	03/21/2017	SLB	51	100
		5	SPLIT/SUB		08/10/2016		100	100

TOTAL	1.476 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	N O T E FFCV-31800. PAPER ST. T 12782. value credit remvd fy15 no filing. refiled for fy16			LAND	228,300	199,100
Inf1	FACTOR 100		BUILDING	524,900	482,700		
Inf2	PHY 100		DETACHED	10,300	9,800		
			OTHER	0	0		
				TOTAL	763,500	691,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90	16 X 34	2017	544	21.02
							10,300



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2018	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
rough frame only. 5/11/17 - rough plumb & electric in

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YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	546,755	
NET AREA	3,128	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	1,064	2017	150.08	159,690	CONDITION ELEM	CD	
\$NLA(RCN)	\$175	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,532	2017	136.39	208,944	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	BMF	N	BSMT FINISH-SEP	904		56.42	51,000	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMU	N	BSMT UNFINISHED	160		40.12	6,419	KITCHEN		
				FLOOR COVER	1	HARDWOOD	1.00	A	ATF	L	ATTIC FINISH	532	2017	97.10	51,657	BATHS		
				INT FINISH	2	DRYWALL	1.00	B	AGR	N	ATT GARAGE	624		70.03	43,696	HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	C	ENT	N	ENCLOSED ENTRY	30		85.16	2,555	ELECT		
				FUEL SOURCE	2	GAS	1.00	D	WDK	N	WOOD DECK	140		33.18	4,645			
				ARPUD	0		1.00	GFP	O	GAS FIREPLACE	1		4,813.20	4,813				
				AFFORDABLE	0		1.00	KIT	O	XTRA KITCHEN	1		5,656.40	5,656				
																EFF.YR/AGE	2017 / 4	
																COND	4 4 %	
																FUNC	0	
																ECON	0	
																DEPR	4 % GD	96
																RCNLD	\$524,900	