

Key: 5306

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.529

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WENDY OBRIEN FAMILY REV. TRUST OBRIEN WENDY 228 SUMMER ST E BRIDGEWATER, MA 02333				94-50-0				228 SUMMER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WENDY OBRIEN FAMILY REV.				03/26/2021	A	100	54662-334				
OBRIEN WENDY				03/26/2021	F	450,000	54662-328				
OBRIEN WENDY				05/06/2020	N	450,000	52719-217				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0170	100	Mixed-Res/Chpt			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
PL20-102	03/03/2020	5	SPLIT/SUB		01/04/2021	SLB	100 100
2819	01/25/2016	3	ALTERATIONS	24,000	02/10/2016	SD	0 0
		51	FIELD REVIEW		09/10/2013		0 0
		6	CYCL GROWTH		01/04/2013	LFF	0 0
1306	09/13/2012	3	ALTERATIONS	6,800			0 100

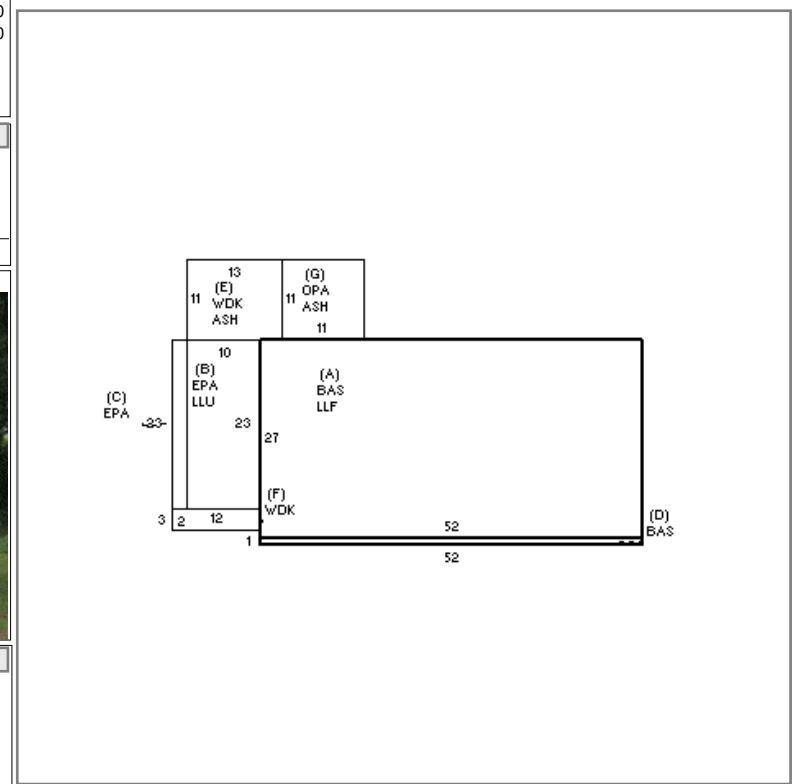
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3 188,000
300	A	2.000 3	1.00	100	1.00	100	1.00	5,700	0.76	100	1.00	ELP 1.00 712A 6,320 2,300
300	A	5.677 3	1.00	100	1.00	100	1.00	5,700	0.76	100	1.00	ELP 1.00 718A 23,150 1,310

TOTAL	8.677 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE			LAND	191,610	174,340
Inf1	FACTOR 100			BUILDING	339,900	291,200		
Inf2	PHY 100			DETACHED	23,500	22,400		
				OTHER	0	0		
						TOTAL	555,010	487,940

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STB	A	1.00 30 0.70	22X48	2006	1,056	31.85	23,500



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2013	JL
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/24/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	447,299
NET AREA	1,456	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	N	LOWER LEVEL FIN	1,404		112.45	157,883		
\$NLA(RCN)	\$307	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	LLU	N	LOWER LEVEL UNF	230		58.07	13,357		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	276		74.40	20,534		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,456	1991	157.09	228,724		
				FLOOR COVER	99	N/A	1.00	+	ASH	N	ATT SHED	264		15.29	4,036		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	179		31.60	5,656		
				HEATING/COOLING	2	HOT WATER	1.02	G	OPA	N	OPEN PORCH	121		42.70	5,167		
				FUEL SOURCE	2	GAS	1.00		KIT	O	XTRA KITCHEN	1		5,387.00	5,387		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

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	\$339,900
-------	-----------