

Key: 6267

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.738

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RIZZO CHRISTOPHER R & JOANN M 50 POOR MEADOW LN E BRIDGEWATER, MA 02333				25-14-32-0				50 POOR MEADOW LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIZZO CHRISTOPHER R & JOA				01/02/1996	QS	184,200	(89060)				
BRADY ROBERT J JR				10/05/1995	QS	60,000	0443-060				
SOUTHEASTERN CONSTRUCTION				04/02/1982	QS		0330-058				

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	%
264	10/01/2003	6	CYCL GROWTH ADDITIONS	18,000	05/08/2013 03/09/2004	LFF KB	0 100	0 100

LAND

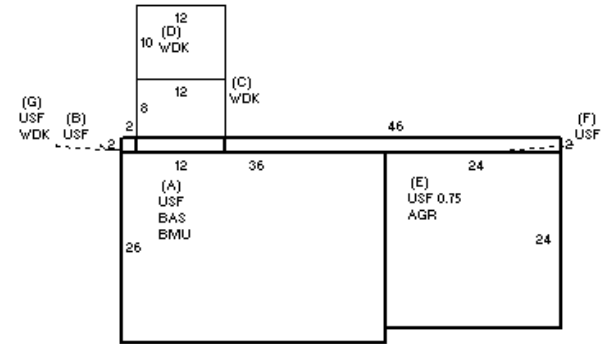
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,265 5	1.00	100	1.00	225,600	1.01	100	1.00	5	1.20	225,300

DETAILED

TOTAL	43,265 SF	ZONING	RES 5	FRNT	0	ASSESSED	225,300	CURRENT	585,000	PREVIOUS	196,400
Ngh	RES 5	NOTE LOT 32/ #390863 #89060	LAND	225,300	196,400						
Inf1	FACTOR 100		BUILDING	357,100	318,900						
Inf2	PHY 100		DETACHED	2,600	2,500						
			OTHER	0	0						
			TOTAL	585,000	517,800						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 20 0.80	16X10		160	20.44	2,600

PHOTO 06/23/2014



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2013	LFF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/25/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	463,753	
NET AREA	2,424	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		41.61	38,946	CONDITION ELEM	CD	
\$NLA(RCN)	\$191	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	936	1995	158.98	148,809	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,488	1995	144.47	214,976	INTERIOR	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	240		33.18	7,963	KITCHEN			
ROOMS	6	1.00	FLOOR COVER	99	N/A	1.00	E	AGR	N	ATT GARAGE	576		71.28	41,056	BATHS			
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP	1			7,160.00	7,160	HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02									ELECT			
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00												
TOT FIXTURES	7	\$4,843	ARPUD	0		1.00												
# UNITS	1	1.00	AFFORDABLE	0		1.00												

EFF.YR/AGE	1995 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$357,100