

Key: 6386

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.785

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
LAVANGIE TODD M & BERSANI LINDA M				97-7-14-0				75 WILLIAM HERSEY LN				
75 WILLIAM HERSEY LN				E BRIDGEWATER, MA 02333								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LAVANGIE TODD M				12/18/1996	QS	62,200	0453-125					
LAVANGIE TODD M & BERSANI				12/16/1996	QS	62,200	0453-125					
ROSEN RICHARD S				12/21/1995	G	237,500	445-010					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000 4	1.00	100	1.00	225,600	1.20	100	1.00	4	1.20	216,740

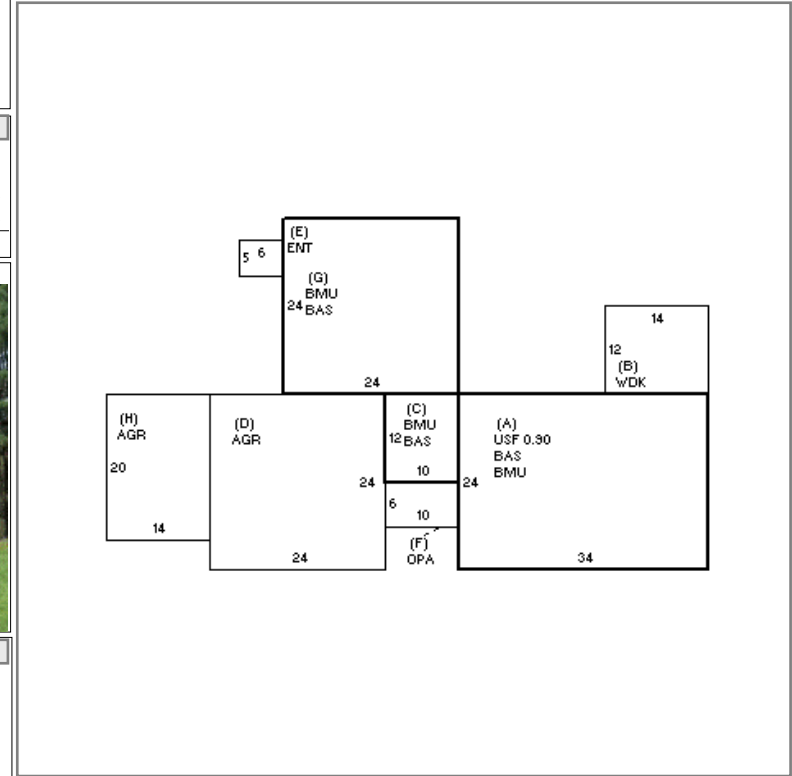
LAND

TOTAL	35,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 14 #404606 #90725	LAND		216,700	180,700	
Inf1	FACTOR 100		BUILDING		380,300	340,000	
Inf2	PHY 100		DETACHED		3,100	2,900	
			OTHER		0	0	
			TOTAL		600,100	523,600	

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	%
BP-20-571	11/19/2020	3	ALTERATIONS	8,000				0
2884	04/19/2016	3	ALTERATIONS	28,800				0
16	03/23/2016	3	ALTERATIONS	5,200	04/28/2016	SLB	100	100
2558	07/01/2015	2	ADDITIONS	14,500	04/28/2016	SLB	100	100
2086	06/28/2014	2	ADDITIONS	145,000	05/06/2015	SLB	100	100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	12X14	2010	168	20.44	3,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2016	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.96	COLONIAL [74%]	REVIEW	4/26/2013	ER
QUALITY	+	1.04	AVG +/GOOD - [74%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	487,550
NET AREA	2,246	DETAIL ADJ	0.982	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,512		36.42	55,061		
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1997	162.85	132,883		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	734	1997	147.98	108,620		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	168		32.77	5,505		
				FLOOR COVER	99	N/A	1.00	C	BAS	L	BASE AREA	120	2015	162.84	19,541		
				INT FINISH	99	N/A	1.00	+	AGR	N	ATT GARAGE	856		65.23	55,834		
				HEATING/COOLING	2	HOT WATER	1.02	E	ENT	N	ENCLOSED ENTRY	30		84.10	2,523		
				FUEL SOURCE	1	OIL	1.00	F	OPA	N	OPEN PORCH	60		44.28	2,657		
				ARPUD	0		1.00	G	BAS	L	BASE AREA	576	1997	162.85	93,800		
				AFFORDABLE	0		1.00		KIT	O	XTRA KITCHEN	1		5,586.30	5,586		
																EFF.YR/AGE	1997 / 24
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$380,300