

Key: 641

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 565

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NICKANDROS JOHN P & KATHRYN V 220 WEST POND ST E BRIDGEWATER, MA 02333				10-23-0				220 W POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NICKANDROS JOHN P & KATHR				12/15/1998	A	1	16939-045				
NICKANDROS JOHN P				02/05/1993	G	40,000	11633-227				
LOVELL CLARENCE W & EVANG				04/09/1976	QS		4152-165				

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-18-180	08/08/2018	3	ALTERATIONS		05/09/2013	LFF	0	0
		6	CYCL GROWTH				0	0

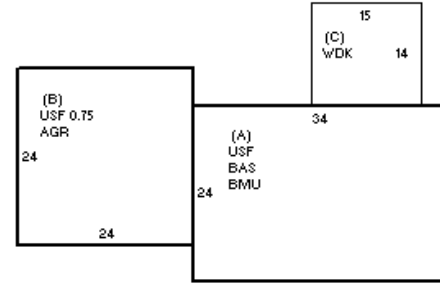
LAND

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	188,000	1.00	100	3	1.00		188,000
300	A	0.300	3	1.00	100	5,700	1.00	100	ELP	1.00		1,710

TOTAL	1.300 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	189,700	172,600		
Inf1	FACTOR 100		BUILDING	312,500	275,600		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	504,700	450,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2013	LFF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	405.830
NET AREA	2,064	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		41.36	33,752	CONDITION ELEM	CD
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1993	162.13	132,296	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,248	1993	147.33	183,867	INTERIOR	
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		67.88	39,101	KITCHEN	
ROOMS	6	1.00		FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	210		31.60	6,636	BATHS	
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	HEAT	
BATHROOMS	1	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	5	\$3,359		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										
																EFF.YR/AGE	1993 / 28
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$312,500