Key: 653

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 576

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROTELLA MICHAEL V III & MEGAN 286 SOUTH ST E BRIDGEWATER, MA 02333	11-10-0	286 SOUTH ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROTELLA MICHAEL V III & M	11/13/2020	QS	556,000	53817-124
SPAGONE FAMILY TRUST	12/20/2019	A	100	52125-248
SPAGONE PETER P & MARGARE	04/09/1979	QS		4410-315

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

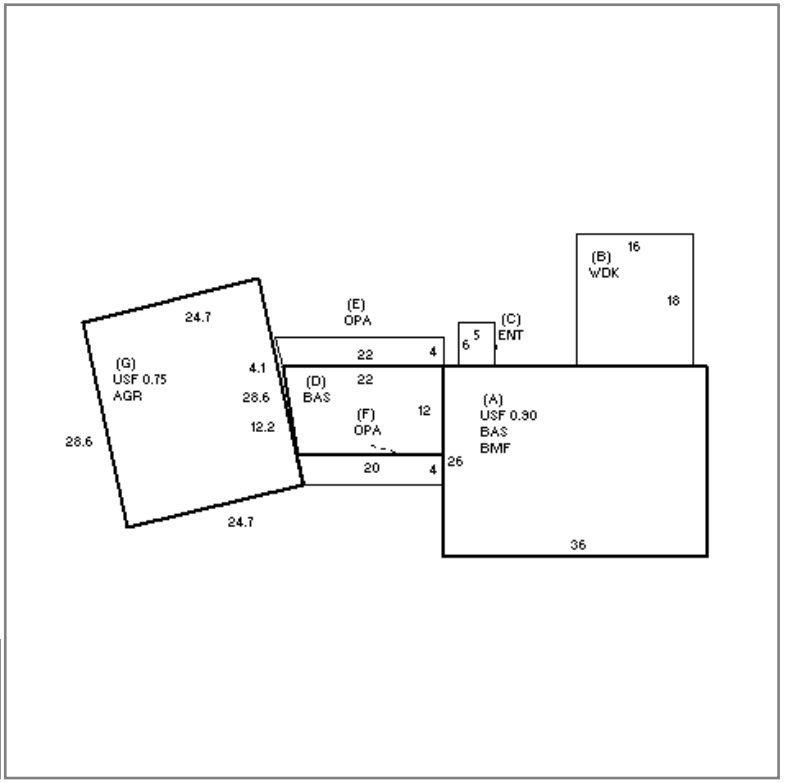
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		02/10/2022	SD	0	0
		6	CYCL GROWTH		03/24/2021	SD	0	0
		6	CYCL GROWTH		03/23/2020	SD	0	0
		6	CYCL GROWTH		05/21/2012		0	0
		6	CYCL GROWTH		11/03/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,762	3 1.00	100 1.00	100 1.00	188,000	1.33	100 1.00	3 1.00			176,950

TOTAL	30,753 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	C/W 12/ LOT 1B/ T 12058		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	177,000	161,000
BUILDING	386,500	341,800
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**566,000**	**505,100**



DETACHED

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

PHOTO 03/24/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/23/2020	SD
LIST	3/23/2020	SD
REVIEW	3/19/2013	ER

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,561	DETAIL ADJ	0.988
$NLA(RCN)	$207	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,644
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	936		58.52	54,771
+	USF	L	UPPER STORY FIN	1,373	1970	145.17	199,319
B	WDK	N	WOOD DECK	288		33.18	9,556
C	ENT	N	ENCLOSED ENTRY	30		85.16	2,555
+	BAS	L	BASE AREA	1,188	1970	159.75	189,785
+	OPA	N	OPEN PORCH	168		44.84	7,533
G	AGR	N	ATT GARAGE	708		68.33	48,377
	F21	O	FPL 2S 1OP	1		7,160.00	7,160
	GFP	O	GAS FIREPLACE	1		4,813.20	4,813

TOTAL RCN	529,513
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$386,500