Key: 6883

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,081

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ZIPETO VINCENT J & DEBRA J 2 WHITMARSH LN E BRIDGEWATER, MA 02333	88-2-05-0	2 WHITMARSH LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ZIPETO VINCENT J & DEBRA	02/15/2001	QS	135,000	19376-268
GARDNER MARK S	03/10/1999	QS		17228-214

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

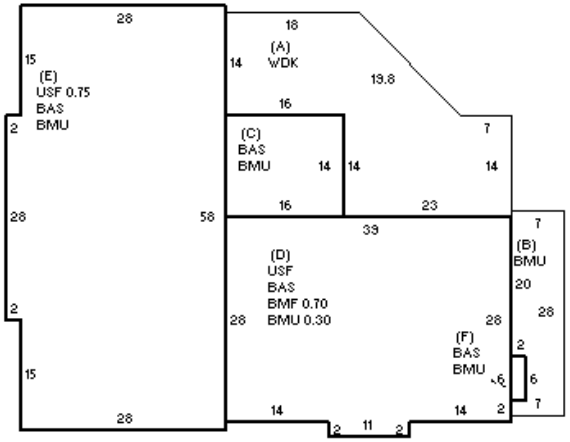
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		07/03/2013	LF	0	0
	07/12/2001	1	NEW CONST	350,000	08/06/2002	SLB	100	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	225,600	1.00	100	1.00	5	1.20			225,600
300	A	2.850	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			16,250

TOTAL	3.850 Acres	ZONING		FRNT	0
Ngh	RES 5	NOTE	LOT 3A-1 PLAN 00-141		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	241,900	211,500
BUILDING	694,300	618,800
DETACHED	0	0
OTHER	0	0
TOTAL	**936,200**	**830,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/17/2013

BLDG COMMENTS

IN-LAW APT

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	7/3/2013	LF
LIST	8/6/2002	SLB
REVIEW	5/9/2013	ER

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	5,404	DETAIL ADJ	0.988
$NLA(RCN)	$161	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	14	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	17	$11,992
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	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	WDK	N	WOOD DECK	672		33.18	22,297
+	BMU	N	BSMT UNFINISHED	2,434		32.79	79,815
+	BAS	L	BASE AREA	3,030	2001	136.44	413,413
D	BMF	N	BSMT FINISH-SEP	780		46.12	35,971
+	USF	L	UPPER STORY FIN	2,374	2001	123.99	294,343
	BMG	O	BSMT GARAGE	2		2,166.15	4,332
	KIT	O	XTRA KITCHEN	1		5,656.40	5,656

TOTAL RCN	867,820
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2001 / 20	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$694,300