Key: 6956

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,133

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRUNACCINI RICHARD C &	110-3-07-0	57 CAPTAINS WAY
COURTNEY A		
57 CAPTAINS WAY		
E. BRIDGEWATER, MA 02333		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRUNACCINI RICHARD C &	10/07/2003	P	470,000	(104254)
MJL CONSTRUCTION CORP	07/15/2003	P	150,000	(103689)
MC-KA DEVELOPMENT CORPORA				-

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	%
2875	05/31/2016	99	OTHER	36,000	04/01/2016	SD	100	100
		6	CYCL GROWTH		09/09/2013	LF	0	0
425	06/01/2010	7	DETACHED BLD	3,751	05/31/2016	SD	100	100
376	04/22/2010	8	POOL	40,000	05/31/2016	SD	100	100
90	07/01/2003	1	NEW CONST	200,000	02/12/2004	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,103	5 1.00	100 1.00	100 1.00	225,600	1.19	100 1.00	5 1.20			216,830

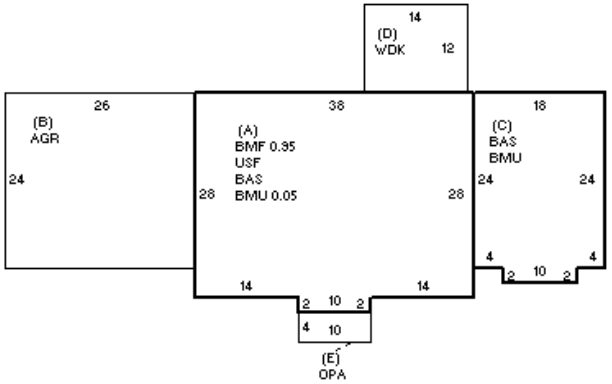
TOTAL	35,109 SF	ZONING		FRNT	0
Ngh	RES 5	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	216,800	189,000
BUILDING	439,800	393,400
DETACHED	11,200	10,700
OTHER	0	0
TOTAL	**667,800**	**593,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPF	A 1.00	10 0.90		2010	631	19.71	11,200

PHOTO 06/01/2016



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	4/1/2016	SD
LIST	2/12/2004	KB
REVIEW	5/9/2013	ER

BLDG COMMENTS

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	2,620	DETAIL ADJ	0.988
$NLA(RCN)	$205	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$6,349
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	506		36.73	18,584
+	BAS	L	BASE AREA	1,536	2003	158.67	243,713
A	USF	L	UPPER STORY FIN	1,084	2003	144.19	156,297
A	BMF	N	BSMT FINISH-SEP	1,030		51.65	53,199
B	AGR	N	ATT GARAGE	624		70.03	43,696
D	WDK	N	WOOD DECK	168		33.18	5,575
E	OPA	N	OPEN PORCH	40		44.84	1,793
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	536,367
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2003 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$439,800