Key: 7025

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,187

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROSARIO VICTOR S & EURYDICE T 3 SPARLING DR EAST BRIDGEWATER, MA 02333	63-23-1-0	3 SPARLING DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROSARIO VICTOR S & EURYDI	03/30/2007	P	530,000	34317-278
SHIAVONE & SONS CONSTRUCT	12/22/2004	P	200,000	29716-278
COOTS BROS. INC.	07/17/2003	G	225,000	25820-186

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	%
2726	10/25/2015	3	ALTERATIONS	24,603			0	0
	02/25/2013	6	CYCL GROWTH		02/25/2013	LFF	0	0
892	12/13/2004	1	NEW CONST	350,000	04/03/2006		40	100
	12/12/2002	5	SPLIT/SUB		12/12/2002	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,087	3 1.00	100 1.00	100 1.00	188,000	1.19	100 1.00	3 1.00			180,690

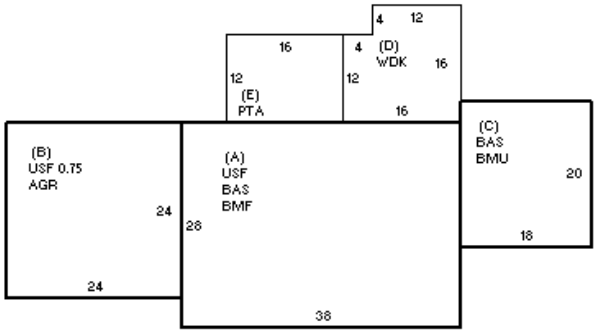
TOTAL	35,087 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	PLAN 02-864/ UTILITY ESMT		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	180,700	164,400
BUILDING	478,500	427,600
DETACHED	0	0
OTHER	0	0
TOTAL	**659,200**	**592,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/13/2013



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	2/25/2013	LFF
LIST		
REVIEW	5/10/2013	ER

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	2,920	DETAIL ADJ	0.988
$NLA(RCN)	$195	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	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
A	BMF	N	BSMT FINISH-SEP	1,064		52.52	55,882
+	BAS	L	BASE AREA	1,424	2005	154.33	219,767
+	USF	L	UPPER STORY FIN	1,496	2005	140.24	209,806
B	AGR	N	ATT GARAGE	576		71.28	41,056
C	BMU	N	BSMT UNFINISHED	360		37.35	13,444
D	WDK	N	WOOD DECK	240		33.18	7,963
E	PTA	N	PATIO	192		13.13	2,520
	F21	O	FPL 2S 1OP	1		7,160.00	7,160
	KIT	O	XTRA KITCHEN	1		5,656.40	5,656

TOTAL RCN	569,604
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2005 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$478,500