

Key: 7183

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.285

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRESINA FRANCIS R & VIRGINIA L 3 FALCON RD E. BRIDGEWATER, MA 02333				77-8-62-0				3 FALCON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRESINA FRANCIS R & VIRGI				04/08/2005	QS	271,210	30316-003				
WHITE PINES VILLAGE INC				09/17/2004	B	1	29079-021				

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	%
816	10/18/2004	6	CYCL GROWTH NEW CONST	85,000	07/01/2013 04/12/2005		0 100	0 100

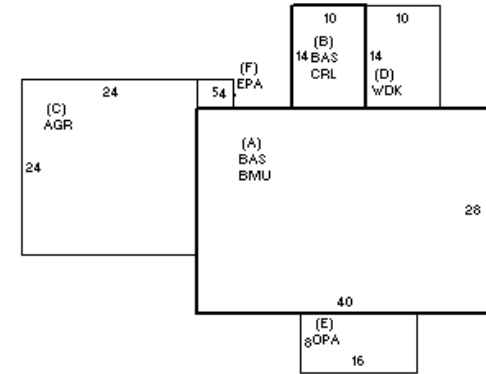
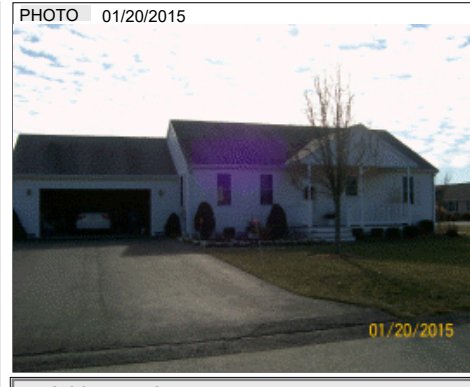
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,558	1	1.00	100	1.00	100	1.00	1	0.75		121,580

TOTAL	13,558 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE	LAND	121,600	110,600			
Infl1	FACTOR 100		BUILDING	296,800	276,500			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	418,400	387,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	LF
MODEL	1		RESIDENTIAL	LIST	4/12/2005	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	353,377																
NET AREA	1,260	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		36.57	40,963																		
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,260	2005	203.65	256,597																		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	CRL	N	BSMT CRAWL	140		8.11	1,136																		
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	576		67.88	39,101																		
ROOMS	4	1.00		FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	140		31.60	4,424																		
BEDROOMS	2	1.00		INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	128		42.70	5,466																		
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	F	EPA	N	ENCLOSED PORCH	20		74.40	1,488																		
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00																										
TOT FIXTURES	6	\$4,202		ARPUD	0		1.00																										
# UNITS	1	1.00		AFFORDABLE	0		1.00																										
<table border="1"> <tr> <th>EFF. YR/AGE</th> <td colspan="2">2005 / 16</td> </tr> <tr> <td>COND</td> <td>16</td> <td>16 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>16</td> <td>% GD 84</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$296,800</td> </tr> </table>																EFF. YR/AGE	2005 / 16		COND	16	16 %	FUNC	0		ECON	0		DEPR	16	% GD 84	RCNLD	\$296,800	
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