

Key: 7201

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.303

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSO HENRY & BARBARA M 4 FALCON RD E. BRIDGEWATER, MA 02333				87-8-56-0				4 FALCON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUSSO HENRY & BARBARA M				02/22/2005	QS	286,950	30024-342				
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	%
794	10/04/2004	1	CYCL GROWTH NEW CONST	85,000	07/01/2013 04/12/2005		0 100	0 100

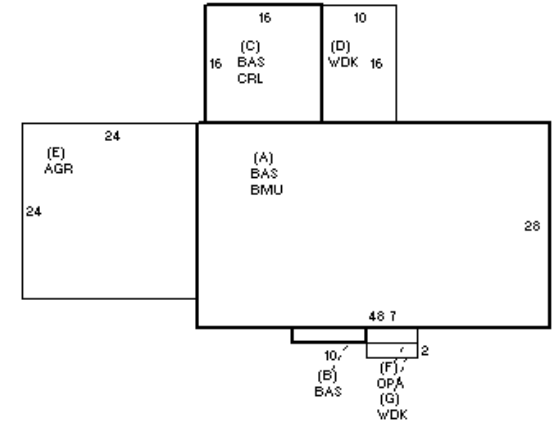
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,749 1	1.00	100	1.00	141,000	3.44	100	1.00	1	0.75	119,760

TOTAL	10,749 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE	LAND	119,800	108,900			
Infl1	FACTOR 100		BUILDING	332,600	309,700			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>452,400</b>	<b>418,600</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/20/2015
									



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	5/13/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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INDING

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	1,620	DETAIL ADJ	1.030
\$NLA(RCN)	\$244	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,202	
# 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	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
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	BMU	N	BSMT UNFINISHED	1,344		34.70	46,637
+	BAS	L	BASE AREA	1,620	2005	183.91	297,937
C	CRL	N	BSMT CRAWL	256		7.70	1,971
+	WDK	N	WOOD DECK	174		31.60	5,498
E	AGR	N	ATT GARAGE	576		67.88	39,101
F	OPA	N	OPEN PORCH	14		42.71	598

TOTAL RCN	395,944
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	\$332,600