

Key: 7292

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.357

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HIMMELMAN FAMILY LIVING TR HIMMELMAN STEPHEN P & ROXANNE 45 CARINA WAY E BRIDGEWATER, MA 02333				87-8-90-0				45 CARINA WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIMMELMAN FAMILY LIVING				08/23/2019	A	1	51541-192				
HIMMELMAN STEPHEN P & ROX				02/26/2016	QS	350,000	46627-041				
CORR GEORGE P & BERNADINE				12/23/2005	QS	327,100	31960-315				

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 %
3188	03/01/2017	6	CYCL GROWTH	19,500	08/07/2020	SD	0 0
		51	FIELD REVIEW		06/07/2017	PW	0 0
		2	ADDITIONS		04/11/2017	SLB	100 100
		6	CYCL GROWTH		04/14/2016	SD	0 0
		6	CYCL GROWTH		07/02/2013		0 0

LAND

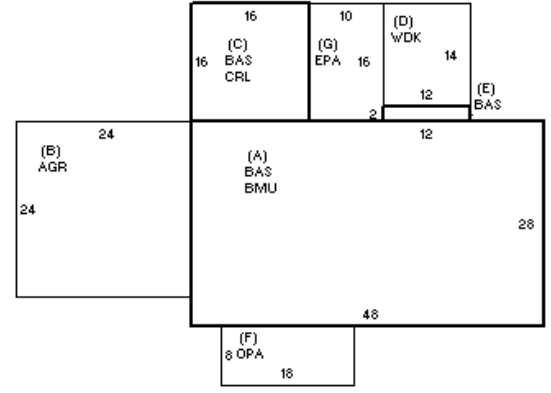
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,013	1	1.00	100	1.00	100	1.00	1	0.75		123,160

TOTAL	16,013 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE			LAND	123,200	112,000
Infl1	FACTOR 100		BUILDING	355,500	331,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>478,700</b>	<b>443,000</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/07/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2020	SD
MODEL	1		RESIDENTIAL	LIST	8/7/2020	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	5/13/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,238
NET AREA	1,624	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,344		34.70	46,637		
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	AGR	N	ATT GARAGE	576		67.88	39,101		
				ROOF SHAPE	1	GABLE	1.00	C	CRL	N	BSMT CRAWL	256		7.70	1,971		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	168		31.60	5,309		
				FLOOR COVER	14	COMB	1.00	+	BAS	L	BASE AREA	1,624	2006	183.73	298,381		
				INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	144		42.70	6,149		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	EPA	N	ENCLOSED PORCH	160		74.40	11,904		
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		4,584.00	4,584		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2006 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85

RCNLD	\$355,500
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