

Key: 798

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 686

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CARUSO EUGENE T & MANASYAN KEVIN E & KATHRYN E 30 SANDRA DR E BRIDGEWATER, MA 02333				17-52-0				30 SANDRA DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CARUSO EUGENE T & MCMANUS DANIEL F & JEAN M				03/25/2011	QS	330,000	39784-38	
				MCMANUS DANIEL F & JEAN M				11/30/1994	QS	208,400	13288-034	
								11/29/1994	D	208,400	13288-034	

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 %
BP-19-45	02/21/2019	3	ALTERATIONS	8,385	12/15/2014	LF	0 0
BP-19-22	01/29/2019	3	ALTERATIONS	20,000			0 0
		6	CYCL GROWTH				0 0
		3	ALTERATIONS				0 0
2270	11/10/2014	6	CYCL GROWTH	17,000			0 0
	08/07/2012	6	CYCL GROWTH				0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	35,927 4	1.00	100	1.00	100	1.00	225,600	1.17	100	1.00	4 1.20	217,700

TOTAL	35,927 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 11		LAND	217,700	181,500
Inf1	FACTOR 100		BUILDING	306,800	260,400		
Inf2	PHY 100		DETACHED	1,600	1,500		
			OTHER	0	0		
			TOTAL	526,100	443,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	2001	130	20.44	1,600

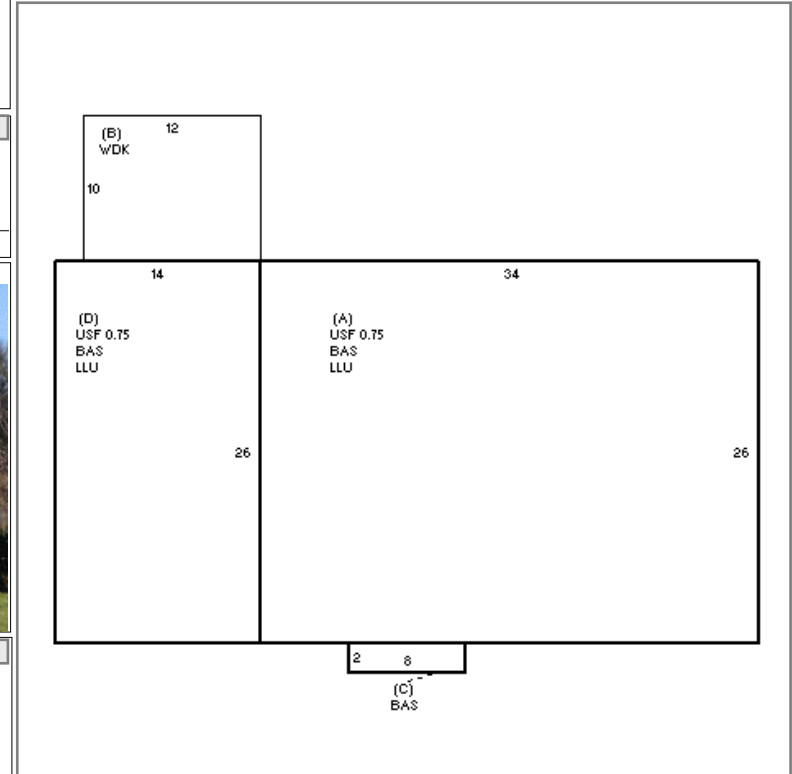


BUILDING	CD	ADJ	DESC	MEASURE	12/15/2014	LF
MODEL	1		RESIDENTIAL	LIST	4/30/2002	SLB
STYLE	4	1.00	CAPE [100%]	REVIEW	3/20/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,248		54.46	67,964
EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	936	1994	133.86	125,296
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	120		31.60	3,792
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,264	1994	147.31	186,198
FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,063.00	4,126
INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

BUILDING

BLDG COMMENTS
RAISED CAPE



G

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,202
# UNITS	1	1.00

TOTAL RCN	398,397
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1994 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$306,800