Key: 929

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 782

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BLANDIN NICHOLAS A &	20-39-0	25 ARROW PTH
MELISSA-ANN M		
25 ARROW PATH		
E BRIDGEWATER, MA 02333		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BLANDIN NICHOLAS A &	01/30/2012	QS	348,000	40908-285
FROST LUCY FLORENCE	07/05/2011	A	100	40092-181
FROST JOHN PATRICK &	10/26/1987	QS		8089-330

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

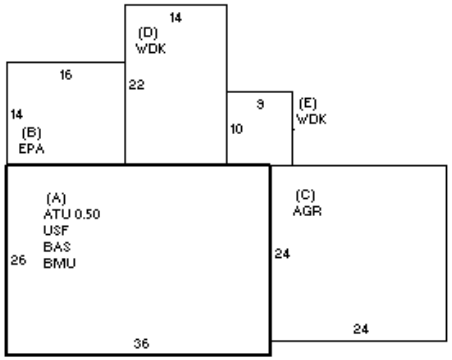
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		08/07/2015	SD	100	100
		51	FIELD REVIEW		04/16/2015	PW	0	0
2114	07/14/2014	7	DETACHED BLD	2,000	10/14/2014	LF	0	100
		51	FIELD REVIEW		09/26/2013	PW	0	0
		8	POOL		07/02/2013		0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	225,600	1.00	100	1.00	5	1.20			225,600
300	A	0.280	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			1,600

TOTAL	1.280 Acres	ZONING		FRNT	0
Ngh	RES 5	NOTE	LOT 63		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	227,200	198,100
BUILDING	334,800	300,600
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**564,500**	**501,000**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60			200	20.44	2,500

PHOTO 08/11/2015

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	8/7/2015	SD
LIST		
REVIEW	3/21/2013	ER

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,872	DETAIL ADJ	0.969
$NLA(RCN)	$238	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,535
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
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	936		41.61	38,946
A	BAS	L	BASE AREA	936	1987	172.45	161,418
A	USF	L	UPPER STORY FIN	936	1987	156.71	146,684
A	ATU	N	ATTIC UNF	468		31.81	14,889
B	EPA	N	ENCLOSED PORCH	224		78.12	17,499
C	AGR	N	ATT GARAGE	576		71.28	41,056
+	WDK	N	WOOD DECK	398		33.18	13,206
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	446,392
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1989 / 32		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$334,800