

Key: 935

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 788

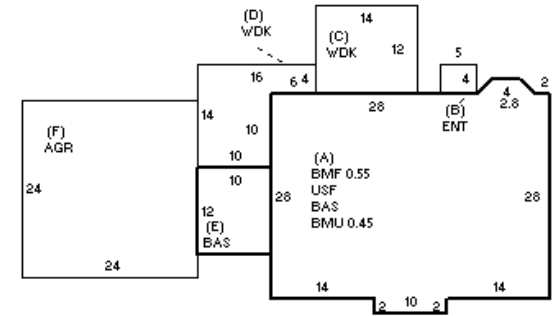
LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION				
CHAPMAN BRIAN A & CHIBEN 55 CAREYS LANDING E BRIDGEWATER, MA 02333				20-45-0				55 CAREYS LANDING				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CHAPMAN BRIAN A & CHIBEN				02/12/2019	QS	515,000	50806-092					
VARELA HELDER M & ONDINA				11/15/1991	QS	67,500	10587-260					
VARELA HELDER M & ONDINA				11/14/1991	D	67,500	10587-260					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	5	1.20		225,600
300	A	0.370	5	1.00	100	1.00	100	1.00	ELP	1.00		2,110

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	%
2091	06/30/2014	51	FIELD REVIEW		03/10/2020	PW	0	0
39	03/07/2002	6	CYCL GROWTH	8,000	06/12/2019	SD	0	0
		6	CYCL GROWTH		01/13/2017	JH	0	0
		3	ALTERATIONS				0	0
		6	CYCL GROWTH		03/07/2002	KEO	100	100

TOTAL	1.370 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	N O T E	LOT 5		LAND	227,700	198,600
Inf1	FACTOR 100		BUILDING	368,100	325,200		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	598,300	526,100

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



BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	SD
MODEL	1		RESIDENTIAL	LIST REVIEW	3/21/2013	ER
STYLE	5	0.95	COLONIAL [100%]			
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	484,400
NET AREA	2,312	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	493		39.79	19,615		
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,096	1991	149.44	163,787		
				ROOF SHAPE	1	GABLE	1.00	A	BMF	N	BSMT FINISH-SEP	603		55.95	33,741		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ENT	N	ENCLOSED ENTRY	20		85.16	1,703		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	332		33.18	11,016		
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,216	1991	164.45	199,973		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	AGR	N	ATT GARAGE	576		71.28	41,056		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1991 / 30
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$368,100