

Key: 965

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 812

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PRATTI OLYMPIA F 180 SACHEM ROCK AVE E BRIDGEWATER, MA 02333				21-30-0				180 SACHEM ROCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PRATTI OLYMPIA F				07/08/2013	A	100	43314-299				
PRATTI OLYMPIA F				11/19/2010	QS	464,900	39288-326				
LUCIER JAMES J & ELEANOR				03/30/1989	QS	108,000	9059-228				

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-18-307	10/30/2018	6	CYCL GROWTH	4,221	03/17/2022	SLB	0	0
		3	ALTERATIONS		09/24/2013	LF	0	0
		6	CYCL GROWTH		04/09/2012		100	100
1119		7	DETACHED BLD	2,000	04/09/2012			
1036		3	ALTERATIONS	12,000	04/09/2012		100	100

LAND

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	2,360	5	1.00	100	1.00	100	1.00	ELP	1.00		13,450

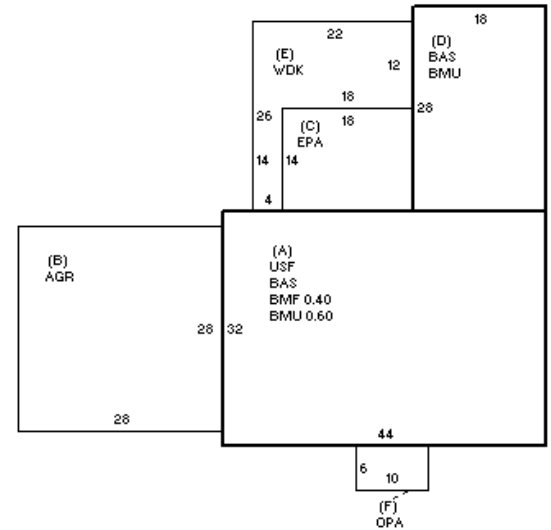
DETACHED

TOTAL	3.360 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		N O T E	LOT 21A c/w 21/31		LAND	239,100	208,900
Inf1	FACTOR 100			BUILDING	477,500	442,400		
Inf2	PHY 100			DETACHED	2,200	2,100		
				OTHER	0	0		
				TOTAL		718,800	653,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90 10X12	2011	120	20.44	2,200	03/17/2022



BLDG COMMENTS
IN-LAW APT



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2022	SLB
MODEL	1		RESIDENTIAL	LIST	3/17/2022	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	628,257
NET AREA	3,320	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,349		33.56	45,266		
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	563		47.19	26,568		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,912	1990	139.77	267,233		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,408	1990	127.01	178,829		
				FLOOR COVER	13	COMB	1.00	B	AGR	N	ATT GARAGE	784		63.81	50,028		
				INT FINISH	2	DRYWALL	1.00	C	EPA	N	ENCLOSED PORCH	252		74.40	18,749		
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	320		31.60	10,112		
				FUEL SOURCE	1	OIL	1.00	F	OPA	N	OPEN PORCH	60		42.70	2,562		
				ARPUD	0		1.00		F21	O	FPL 2S 1OP	2		6,819.50	13,639		
				AFFORDABLE	0		1.00		KIT	O	XTRA KITCHEN	1		5,387.00	5,387		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$477,500
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