

Key: 975

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 820

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
OTTAVIANO KENNETH R & ALLISON B 62 EAST ST E BRIDGEWATER, MA 02333				21-41-0				62 EAST ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
				02/15/2018	QS	405,000		49506-027			
				10/04/2012	A	100		42051-051			
				11/01/2011	H	90,000		40529-236			

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	%
1215	06/27/2012	99	OTHER		07/16/2019	PW	0	0
		99	OTHER		05/21/2018	SD	0	0
		51	FIELD REVIEW		10/16/2013	SLB	0	0
		1	NEW CONST	150,000	03/11/2013	LFF	0	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000	3	1.00	100	1.00	100	1.00	3	1.00		180,620

TOTAL	35,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE PLAN 89-83/ Conservation Esmt 24,200 sf	LAND	180,600	164,300		
Inf1	FACTOR 100		BUILDING	309,100	274,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	489,700	438,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	339,686
NET AREA	1,836	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	918		39.87	36,601		
\$NLA(RCN)	\$185	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	918	2012	166.96	153,270		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	918	2012	151.72	139,280		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	144		31.60	4,550		
				FLOOR COVER	13	COMB	1.00										
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	\$5,985
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2012 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91

RCNLD	\$309,100
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