

Key: 99

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 86

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
PETRUZZIELLO ANN & BENOIT JANICE 133 OUSAMEQUIN PINES RD E BRIDGEWATER, MA 02333				3-2-0				133 OUSAMEQUIN PINES				
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)		
PETRUZZIELLO ANN & BENOIT				11/27/2006		QS		607,000		33730-315		
GALLAGHER CHRISTINA L				03/20/2002		H		400,000		21750-025		
SPROULE GEORGE A SR				05/03/1995		F		1		13558-003		
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,900 4	1.00	100	1.00	259,440	1.14	PF	1.15	4	1.20	251,510

LAND

TOTAL	36,895 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LAKE FRONT - c/w 6/22			LAND	251,500	209,700
Infl1	FACTOR 100				BUILDING	490,900	434,500
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>742,400</b>	<b>644,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

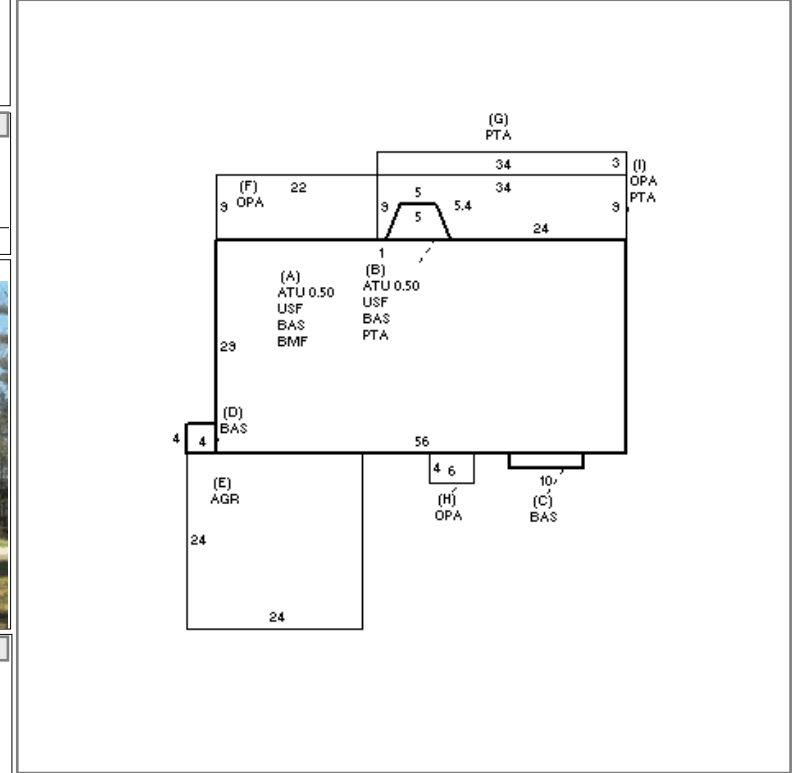


BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/28/2013	LF
MODEL	1		RESIDENTIAL	LIST REVIEW	3/13/2013	ER
STYLE	5	0.95	COLONIAL [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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-21-466	09/30/2021	3	ALTERATIONS	31,900				0
BP-21-435	09/09/2021	3	ALTERATIONS	5,000				0
BP-20-258	06/16/2020	3	ALTERATIONS					0
007	03/12/2015	3	ALTERATIONS	10,830				0
		6	CYCL GROWTH		05/28/2013	LF		0



YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,354	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$190	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2.5	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	9	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	5		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	3		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	9	\$6,047		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	1,624		48.65	79,013
+	USF	L	UPPER STORY FIN	1,659	1994	129.19	214,321
+	ATU	N	ATTIC UNF	830		30.30	25,149
+	PTA	N	PATIO	408		12.50	5,100
+	BAS	L	BASE AREA	1,695	1994	142.16	240,965
E	AGR	N	ATT GARAGE	576		67.88	39,101
+	OPA	N	OPEN PORCH	493		42.70	21,051
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	637,566
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	\$490,900