Key: 2611

Town of BRIDGEWATER - Fiscal Year 2024

11/30/2023 4:10 pm SEQ #: 2,390

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PEPIN NICOLE M & ROBERT F 53 DARTMOUTH RD BRIDGEWATER, MA 02324	31-32	53 DARTMOUTH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PEPIN NICOLE M & ROBERT F	12/01/2020	QS	342,000	53923-267
BUOTE DENISE M & PEPIN NI	03/29/2016	F	1	46739-324
BUOTE DENISE	02/18/2016	F	100	46601-217-28

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

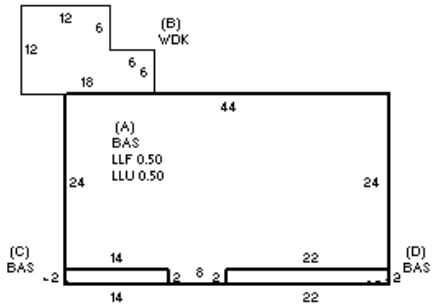
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
R-21-1068	10/29/2021	3	ALTERATIONS	14,480	08/17/2022	NC	100	100
R14-0440	08/25/2014	3	ALTERATIONS	16,000	07/13/2015	WFF	100	100

LAND

CD	T	AC/SF/UN	BASE	FACT	PHY	ADJ BASE	SAF	OBS	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,500	8 1.00	100 1.00	100 1.00	197,085	2.22	100 1.00	R04 1.05			185,740

TOTAL	18,500 SF	ZONING		FRNT	0
BASE	8	NOTE	B-L 21. . . .		
FACT	FACTOR 100				
PHY	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	185,700	173,600
BUILDING	285,400	270,300
DETACHED	0	0
OTHER	0	0
TOTAL	**471,100**	**443,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/29/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.10	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/1/2018	KT
LIST	10/1/2018	EST
REVIEW	9/5/2022	EMZ

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.133
$NLA(RCN)	$312	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,532
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	536		72.90	39,077
A	LLF	N	LOWER LEVEL FIN	536		140.71	75,420
B	WDK	N	WOOD DECK	180		33.70	6,066
+	BAS	L	BASE AREA	1,144	1970	196.93	225,286
	F11	O	FPL 1S 1OP	1		6,408.00	6,408

TOTAL RCN	356,789

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE	2002 / 20		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD	$285,400		