

Key: 1412

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.173

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PIANA PETER L & PATRICIA R P O BOX 572 E BRIDGEWATER, MA 02333				33-23-0				521 WEST ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PIANA PETER L & PATRICIA				12/15/1982	QS	5262-304					
MACPHERSON KENNETH N & GE				04/24/1980	QS	4919-113					
FORCIER LOUIS H & DALLAS				01/29/1980	QS	4787-158					

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 %
59	08/04/2015	3	ALTERATIONS	27,291			0 0
059	07/29/2015	3	ALTERATIONS	27,291			0 0
034	05/20/2015	3	ALTERATIONS	14,845			0 0
	06/21/2013	6	CYCL GROWTH		10/07/2013	SLB	0 0
979	10/06/2011	3	ALTERATIONS	2,375	04/10/2012		100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,185 7	1.00	100	1.00	100	1.00	178,600	1.39	100	1.00	7 0.95	166,810

TOTAL	29,185 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N O T E	T 13243		LAND	166,800	151,700
Inf1	FACTOR 100		BUILDING	121,000	119,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	287,800	271,100

DETACHED

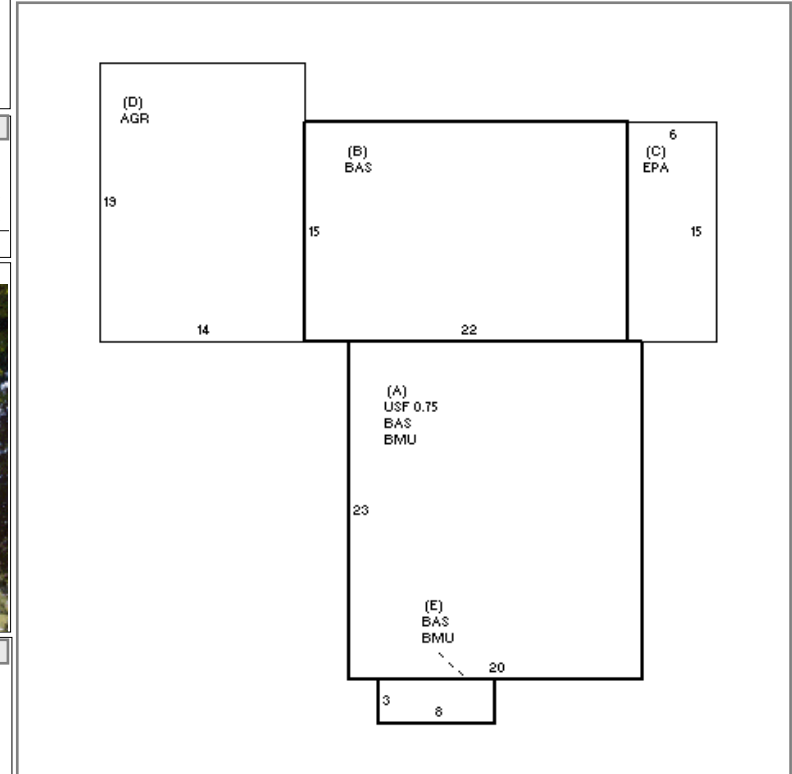
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	06/23/2015
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2013	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1865	SIZE ADJ	1.000
NET AREA	1,159	DETAIL ADJ	0.918
\$NLA(RCN)	\$237	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$1,873
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	484		50.70	24,537
A	USF	L	UPPER STORY FIN	345	1865	171.19	59,059
+	BAS	L	BASE AREA	814	1865	188.38	153,342
C	EPA	N	ENCLOSED PORCH	90		74.40	6,696
D	AGR	N	ATT GARAGE	266		85.64	22,781
	F21	O	FPL 2S 10P	1		6,819.00	6,819

TOTAL RCN	275,107
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1955 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$121,000