Key: 2216

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,913

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUNHA HEBER D 78 FOREST TRAIL E BRIDGEWATER, MA 02333	56-49-0	78 FOREST TRL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUNHA HEBER D	04/15/2020	QS	395,000	52616-023
CAMPOS CHRISTOPHER J & WH	12/27/2013	QS	296,000	43960-155
SMITH WILLIAM N & JUNE M	07/16/1987	QS	164,000	7866-160

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

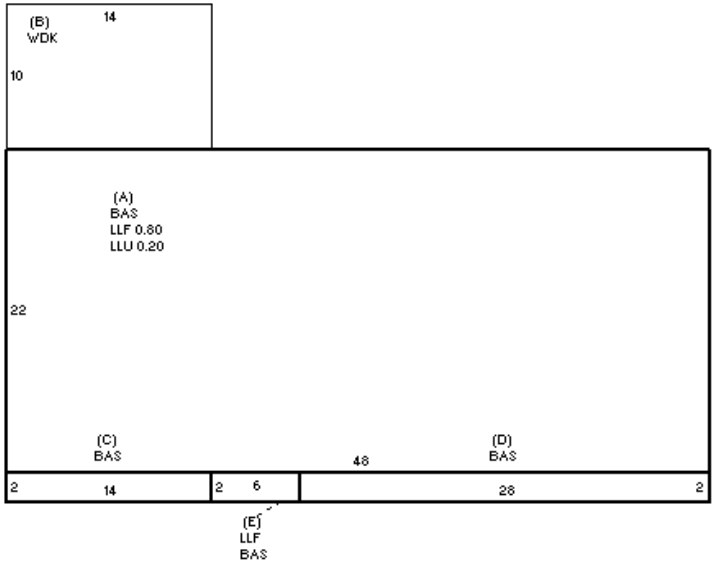
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		01/08/2021	SD	0	0
2521	06/16/2015	3	ALTERATIONS	3,808			0	0
		51	FIELD REVIEW		04/01/2015	JL	0	0
	05/02/2014	6	CYCL GROWTH		05/02/2014	PW	0	0
		6	CYCL GROWTH		06/03/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,215	4 1.00	100 1.00	100 1.00	225,600	1.77	100 1.00	4 1.20			203,490

TOTAL	22,216 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 29		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	203,500	169,700
BUILDING	254,900	217,400
DETACHED	2,900	2,800
OTHER	0	0
TOTAL	**461,300**	**389,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60		1993	240	20.19	2,900

PHOTO 09/04/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/1/2015	JL
LIST		
REVIEW	4/1/2013	ER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.081
$NLA(RCN)	$291	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,410
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	211		64.12	13,529
+	LLF	N	LOWER LEVEL FIN	857		124.15	106,398
B	WDK	N	WOOD DECK	140		31.60	4,424
+	BAS	L	BASE AREA	1,152	1972	173.43	199,796
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	335,376
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	U
ELECT	

EFF.YR/AGE	1990 / 31		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$254,900