

Key: 2472

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.132

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BERNARD A ROMA REVOCABLE TRUST ROMA BERNARD A 112 HOBART ST E BRIDGEWATER, MA 02333				61-20-0				112 HOBART ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERNARD A ROMA REVOCABLE				04/24/2019	QS	419,900	51028-225				
MILLS RUSSELL B				11/09/2018	H	230,000	50504-267				
MORETTI RICHARD R				02/25/1977	QS		4244-001				

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-20-296	07/01/2020	3	ALTERATIONS	8,350			0 0
		51	FIELD REVIEW		03/10/2020	PW	0 0
BP-19-272	05/06/2019	3	ALTERATIONS	1,200	06/17/2020	SLB	100 100
BP-18-409	11/12/2018	3	ALTERATIONS	32,000	05/09/2019	SLB	100 100
	08/20/2013	6	CYCL GROWTH		07/03/2013		0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	3	1.00		188,000
300	A	0.560	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	3,190

DETACHED

TOTAL	1.560 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	T 11759		LAND	191,200	173,900
Inf1	FACTOR 100			LAND	268,400	253,700		
Inf2	PHY 100			DETACHED	33,500	31,800		
				OTHER	0	0		
						TOTAL	493,100	459,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50		672	50.32	16,900
LBN	A	1.00	30 0.70		575	35.01	14,100
SHF	A	1.00	40 0.60		200	20.44	2,500

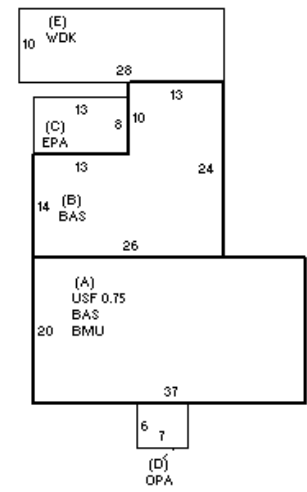
PHOTO 06/26/2020



BUILDING	CD	ADJ	DESC	MEASURE	6/17/2020	SD
MODEL	1		RESIDENTIAL	LIST	6/17/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	335,508
NET AREA	1,789	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	740		42.75	31,635		
\$NLA(RCN)	\$188	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	555	1890	143.72	79,765		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,234	1890	158.16	195,165		
				ROOF COVER	5	SLATE	1.00	C	EPA	N	ENCLOSED PORCH	104		74.40	7,738		
				FLOOR COVER	12	COMB	1.00	D	OPA	N	OPEN PORCH	42		42.69	1,793		
				INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	280		31.60	8,848		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	1	OIL	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



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

EFF.YR/AGE	2001 / 20	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80

RCNLD	\$268,400
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