Key: 2814

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,411

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MINICUCCI HEATHER A 117 PLEASANT ST E BRIDGEWATER, MA 02333	63-33-0	117 PLEASANT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MINICUCCI HEATHER A	06/18/2021	QS	425,000	55170-297
KMD CONSTRUCTION LLC	03/04/2021	N	233,000	54516-267
UNION CONGREGATIONAL CHUR	04/16/1985	QS		6053-227

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

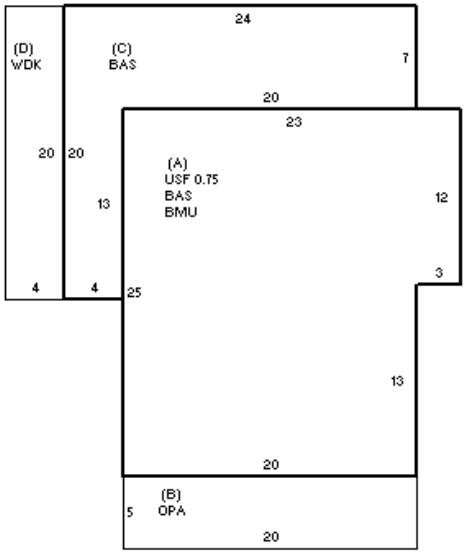
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		06/03/2021	SD	0	0
BP-21-158	04/14/2021	3	ALTERATIONS	3,000	05/03/2021	SLB	100	100
BP-21-70	03/01/2021	3	ALTERATIONS	60,000	05/03/2021	SLB	100	100
		51	FIELD REVIEW		09/17/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,160	3 1.00	100 1.00	100 1.00	188,000	2.36	100 1.00	3 1.00			164,350

TOTAL	16,160 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	164,400	149,500
BUILDING	233,800	172,300
DETACHED	0	0
OTHER	0	0
TOTAL	**398,200**	**321,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/03/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/3/2021	SLB
LIST	5/3/2021	SLB
REVIEW	4/4/2013	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,158	DETAIL ADJ	0.918
$NLA(RCN)	$212	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	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	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	536		48.48	25,983
A	USF	L	UPPER STORY FIN	402	1900	171.33	68,875
B	OPA	N	OPEN PORCH	100		42.70	4,270
+	BAS	L	BASE AREA	756	1900	188.54	142,537
D	WDK	N	WOOD DECK	80		31.60	2,528

TOTAL RCN	246,066

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2016 / 5	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD		$233,800