

Key: 2874

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.461

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CHIOCCA ANDREW T & MELISSA A 167 THAYER AVE E BRIDGEWATER, MA 02333				64-14-0				167 THAYER AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHIOCCA ANDREW T & MELISSA				08/30/2012	QS	234,500	41877-027				
TNT ENTERPRISES LLC				03/23/2012	G	90,000	41134-175				
MARBLE LOIS T				10/12/1984	QS		5821-195				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1150	04/20/2012	6	CYCL GROWTH		11/21/2017	SD	0	0
		6	CYCL GROWTH		07/09/2014	LF	0	0
		3	ALTERATIONS	7,200	06/27/2012		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,554 3	1.00	100	1.00	188,000	3.22	100	1.00	3	1.00	160,370
300	A	0.245 3	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	1,400

DETACHED

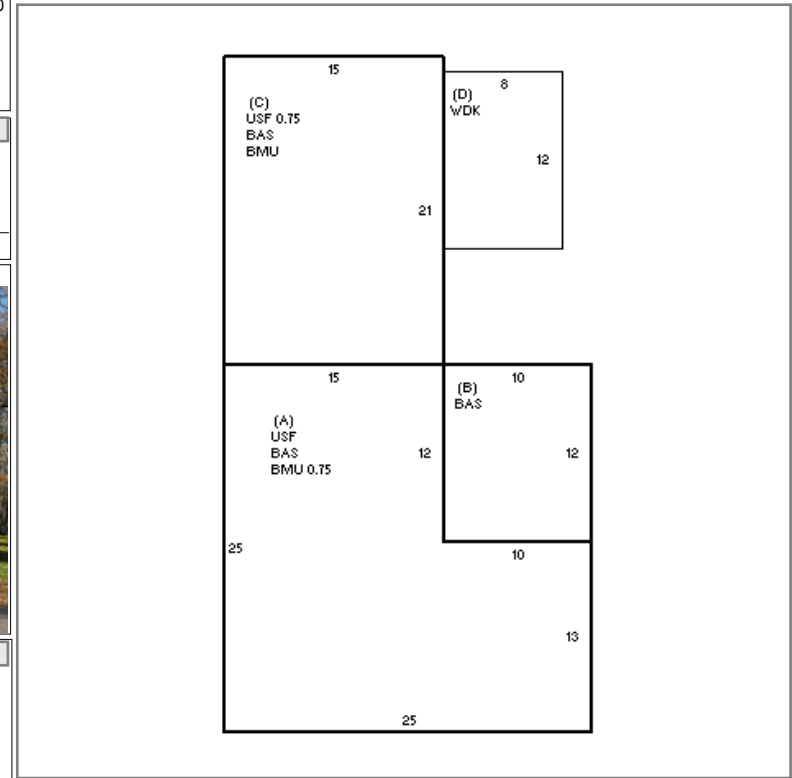
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
22,195 SF	T 13815 c/w 64/13	0	LAND	161,800	147,100
			BUILDING	162,100	159,900
			DETACHED	10,900	10,300
			OTHER	0	0
			<b>TOTAL</b>	<b>334,800</b>	<b>317,300</b>

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 40 0.60			294	61.52	10,900



BUILDING	CD	ADJ	DESC	MEASURE	11/21/2017	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	324,215
NET AREA	1,681	DETAIL ADJ	1.009	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	694		43.76	30,367		
\$NLA(RCN)	\$193	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	741	1910	161.48	119,658		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	940	1910	177.70	167,039		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	96		31.60	3,034		
				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										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$162,100