Key: 2932

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,513

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GUERRIERO LOUIS A III & KARENA L 456 CEDAR ST E BRIDGEWATER, MA 02333	65-19-0	456 CEDAR ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUERRIERO LOUIS A III &	11/21/2019	QS	375,000	51985-201
MESSLER RENE	12/15/2006	QS	315,000	33832-307
FORD HENRY W JR & JOANNE	06/08/1988	QS	50,000	8501-120

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

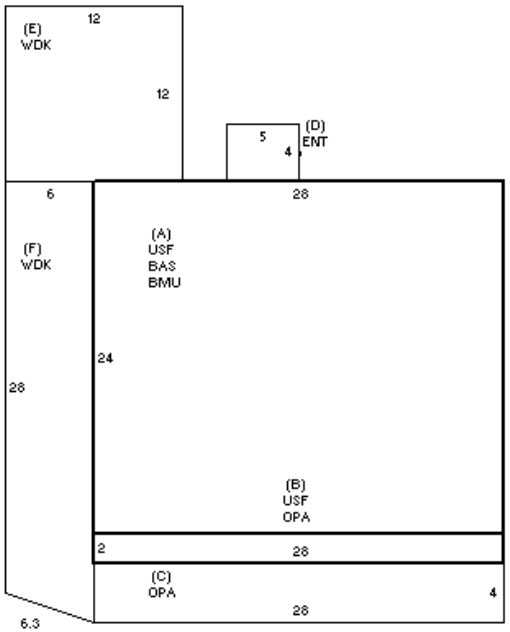
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		08/07/2020	SDP	0	0
		6	CYCL GROWTH		07/21/2015	SD	100	100
782	09/13/2002	3	ALTERATIONS	10,000	03/23/2004	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,851	3 1.00	100 1.00	100 1.00	188,000	1.03	100 1.00	3 1.00			186,530

TOTAL	41,851 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 2		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	186,500	169,700
BUILDING	228,200	200,800
DETACHED	0	0
OTHER	0	0
TOTAL	**414,700**	**370,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/10/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/7/2020	SD
LIST	8/7/2020	SD
REVIEW	4/5/2013	ER

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,400	DETAIL ADJ	0.969
$NLA(RCN)	$212	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,295
# 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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		44.28	29,754
A	BAS	L	BASE AREA	672	1988	183.32	123,189
+	USF	L	UPPER STORY FIN	728	1988	166.58	121,273
+	OPA	N	OPEN PORCH	168		42.70	7,174
D	ENT	N	ENCLOSED ENTRY	20		81.10	1,622
+	WDK	N	WOOD DECK	318		31.60	10,049

TOTAL RCN	296,356
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1994 / 27	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$228,200