

Key: 3064

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.627

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| MERCIER RICHARD A 353 WALNUT ST E BRIDGEWATER, MA 02333 | | | | 68-31-0 | | | | 353 WALNUT ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MERCIER RICHARD A | | | | 08/31/1994 | A | 57,500 | 13113-258 | | | | |
| MERCIER RICHARD R & JANET | | | | 10/28/1982 | QS | 58,000 | 5230-462 | | | | |
| BELCHER ADELBERT N | | | | 12/01/1977 | QS | 41,500 | 4544-372 | | | | |

| 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 | % |
| | | 51 | FIELD REVIEW | | 09/10/2013 | SLB | 0 | 0 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 22,334 3 | 1.00 | 100 | 1.00 | 188,000 | 1.76 | 100 | 1.00 | 3 | 1.00 | 169,680 |

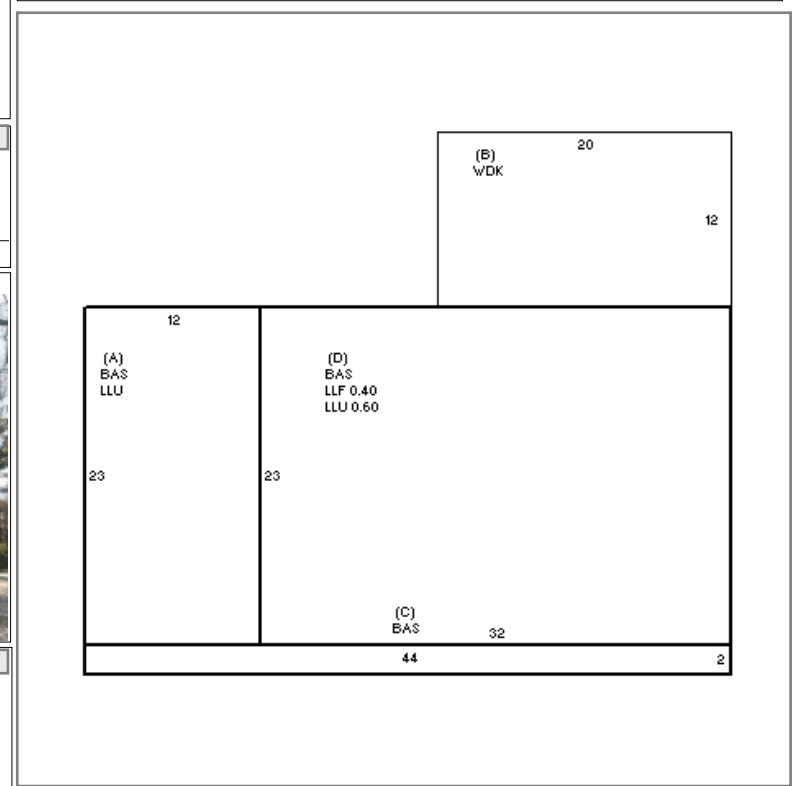
| TOTAL | 22,334 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh | RES 3 | N O T E | LOT 26 | | LAND | 169,700 | 154,300 |
| Inf1 | FACTOR 100 | | BUILDING | 167,300 | 145,300 | | |
| Inf2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 339,500 | 301,900 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 | 40 0.60 | | 200 | 20.44 | 2,500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/10/2013 | SLB |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] | REVIEW | 4/8/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1960 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 293,552 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,100 | DETAIL ADJ | 1.071 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | LLU | N | LOWER LEVEL UNF | 718 | | 64.49 | 46,303 | | |
| \$NLA(RCN) | \$267 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | B | WDK | N | WOOD DECK | 240 | | 31.60 | 7,584 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,100 | 1960 | 174.44 | 191,885 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | LLF | N | LOWER LEVEL FIN | 294 | | 124.87 | 36,713 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,063.00 | 2,063 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |



| CAPACITY | | | UNITS | ADJ |
|--------------|---|---------|-------|-----|
| STORIES | 1 | 1.00 | | |
| ROOMS | 6 | 1.00 | | |
| BEDROOMS | 3 | 1.00 | | |
| BATHROOMS | 1 | 1.00 | | |
| # 1/2 BATHS | 0 | 1.00 | | |
| TOT FIXTURES | 3 | \$2,185 | | |
| # UNITS | 1 | 1.00 | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1963 / 58 |
|------------|------------|
| COND | 43 43 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 43 % GD 57 |

| RCNLD | \$167,300 |
|-------|-----------|
|-------|-----------|