

Key: 3126

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.670

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MELO DAVID C & JENNIFER N 319 UNION ST E BRIDGEWATER, MA 02333				70-19-0				319 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MELO DAVID C & JENNIFER N				07/28/2008	QS	330,000	36216-043				
BREHENY AND SONS LLC				07/19/2007	O	135,000	34834-048				
VAUGHAN HOPE D & JANET E				11/19/1990	A	1	10038-251				

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-21-61	02/22/2021	3	ALTERATIONS	29,100	04/26/2021	SLB	100	100
		51	FIELD REVIEW		04/01/2015	JL	100	100
		6	CYCL GROWTH		07/02/2013	LF	100	100
351	04/06/2010	7	DETACHED BLD	3,000			100	100
91	08/24/2007	1	NEW CONST	150,000	06/03/2008		100	100


LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	32,670 3	1.00	100	1.00	100	1.00	188,000	1.27	100	1.00	3	1.00	178,600

TOTAL	32,670 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	178,600	162,500		
Inf1	FACTOR 100		BUILDING	328,700	283,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	507,300	446,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/26/2021



BUILDING	CD	ADJ	DESC	MEASURE	4/26/2021	SLB
MODEL	1		RESIDENTIAL	LIST	4/26/2021	SLB
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%]			

BUILDING

YEAR BLT	2007	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.081
\$NLA(RCN)	\$284	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	10	\$7,351	
# 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	34	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	139		61.19	8,506
A	LLF	N	LOWER LEVEL FIN	1,123		118.49	133,064
B	WDK	N	WOOD DECK	196		31.60	6,194
+	BAS	L	BASE AREA	1,344	2007	165.52	222,465
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	382,164
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2007 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$328,700

