

Key: 3139

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.682

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MERCURIO JOSEPH A & JANETTE M 252 BROAD MEADOW DR E BRIDGEWATER, MA 02333				70-32-0 252 BROAD MEADOW DR								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MERCURIO JOSEPH A & JANET				04/29/2016	QS	419,000	46868-279					
TOPHAM BRIAN M & KENDRA L				07/02/1998	QS	187,000	16366-149					
STEVENSON ROBERT C & DARL				01/21/1986	QS		6538-030					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,870 4	1.00	100	1.00	225,600	1.41	100	1.00	4	1.20	210,390

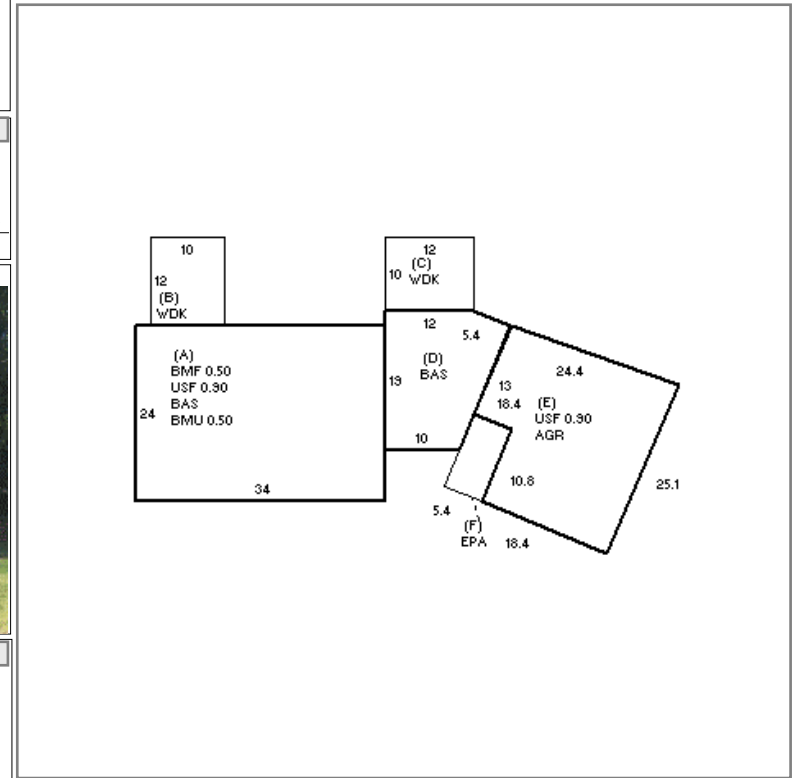
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
611	10/29/2010	51	FIELD REVIEW		07/05/2017	PW	0	0
		61	SITE VISIT		06/27/2017	SD	0	0
		6	CYCL GROWTH		09/28/2015	SD	0	0
		6	CYCL GROWTH		07/01/2013	LF	0	0
		3	ALTERATIONS	4,000			0	0

LAND

TOTAL	28,880 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 38		LAND	210,400	175,400
Inf1	FACTOR 100		LAND	317,700	280,300		
Inf2	PHY 100		DETACHED	21,900	20,700		
			OTHER	0	0		
TOTAL					550,000	476,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		200	20.44	3,700
IPV	A	1.00	10 0.90	2004	648	19.48	11,400
CAB	A	1.00	10 0.90	2010	192	39.09	6,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/5/2017	PW
MODEL	1		RESIDENTIAL	LIST	6/7/2005	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	435,237												
NET AREA	2,286	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	408		41.36	16,876														
\$NLA(RCN)	\$190	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,211	1975	140.05	169,598														
				ROOF SHAPE	3	GAMBREL	1.00	A	BMF	N	BSMT FINISH-SEP	408		58.17	23,733														
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	240		31.60	7,584														
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,075	1975	154.11	165,673														
				INT FINISH	99	N/A	1.00	E	AGR	N	ATT GARAGE	530		69.22	36,685														
				HEATING/COOLING	2	HOT WATER	1.02	F	EPA	N	ENCLOSED PORCH	58		74.40	4,315														
				FUEL SOURCE	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819														
				ARPUD	0		1.00																						
				AFFORDABLE	0		1.00																						
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