

Key: 3145

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.688

LEG
AL
LAND

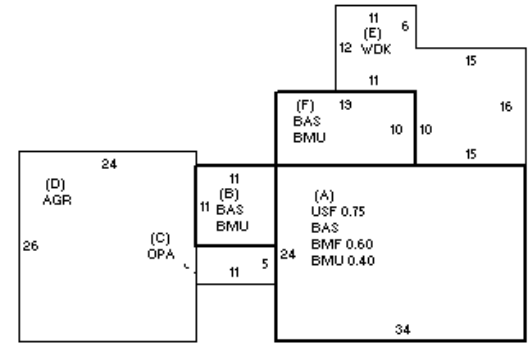
CURRENT OWNER				PARCEL ID				LOCATION				
WELLS ERICA N 164 BROAD MEADOW DR E BRIDGEWATER, MA 02333				70-38-0				164 BROAD MEADOW DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WELLS ERICA N				10/14/2020	QS	470,000	53620-315					
ANDREWS ROBERT J & KRISTI				07/11/2016	QS	390,000	47164-272					
FAHERTY SEAN C & RUTH J				07/31/2012	QS	313,500	41727-129					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,091	4	1.00	100	1.00	100	1.00	4	1.20		209,570

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-21-216	05/10/2021	3	ALTERATIONS	10,000			0 0
		6	CYCL GROWTH		03/18/2021	SD	0 0
BP-20-526	10/22/2020	3	ALTERATIONS	3,000	11/09/2020	SLB	100 100
		51	FIELD REVIEW		07/05/2017	PW	0 0
3254	05/09/2017	8	POOL	8,000			0 0

DET
ACHED

TOTAL	28,091 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 32		LAND	209,600	174,700
Infl1	FACTOR 100		BUILDING	322,100	278,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	531,700	453,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	3/18/2021	SD
MODEL	1		RESIDENTIAL	LIST	3/18/2021	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423.811
NET AREA	1,739	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	637		37.62	23,961		
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	490		52.90	25,921		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,127	1975	180.99	203,972		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	612	1975	164.47	100,654		
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	55		42.71	2,349		
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	624		66.69	41,615		
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	W/DK	N	WOOD DECK	372		31.60	11,755		
				FUEL SOURCE	1	OIL	1.00	F22	O	O	FPL 2S 2OP	1		9,341.00	9,341		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1990 / 31
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$322,100