

Key: 3197

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.732

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DELVECCHIO KENNETH S & VARNELL 40 OLD BEDFORD RD E BRIDGEWATER, MA 02333				71-60-0				40 OLD BEDFORD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELVECCHIO KENNETH S & VA				07/31/2007	QS	340,000	34889-194				
SULLIVAN SHAWN R & GINA				12/03/1998	QS	167,900	16895-164				
SMITH MICHAEL P & SALVE C				02/13/1995	A	79,000	13421-269				


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		04/01/2015	JL	0	0
		6	CYCL GROWTH		05/08/2014	LF	0	0
		6	CYCL GROWTH		07/31/2007		0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,558 3	1.00	100	1.00	188,000	1.30	100	1.00	3	1.00	177,650

TOTAL	31,558 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	177,700	161,600		
Inf1	FACTOR 100		BUILDING	224,300	200,200		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	404,500	364,100		

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

PHOTO 05/08/2014



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2015	JL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,648	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	576		59.39	34,208
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	768	1935	156.31	120,044
				ROOF SHAPE	3	GAMBREL	1.00	A	BMU	N	BSMT UNFINISHED	192		42.23	8,108
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	880	1935	172.01	151,366
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	36		42.69	1,537
				INT FINISH	99	N/A	1.00	D	WDK	N	WOOD DECK	140		31.60	4,424
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		6,819.00	6,819
				FUEL SOURCE	2	GAS	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	329,801	CONDITION ELEM	CD
		EXTERIOR	
		INTERIOR	
		KITCHEN	
		BATHS	
		HEAT	
		ELECT	
EFF.YR/AGE		1970 / 51	
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD	\$224,300		

