

Key: 3217

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.752

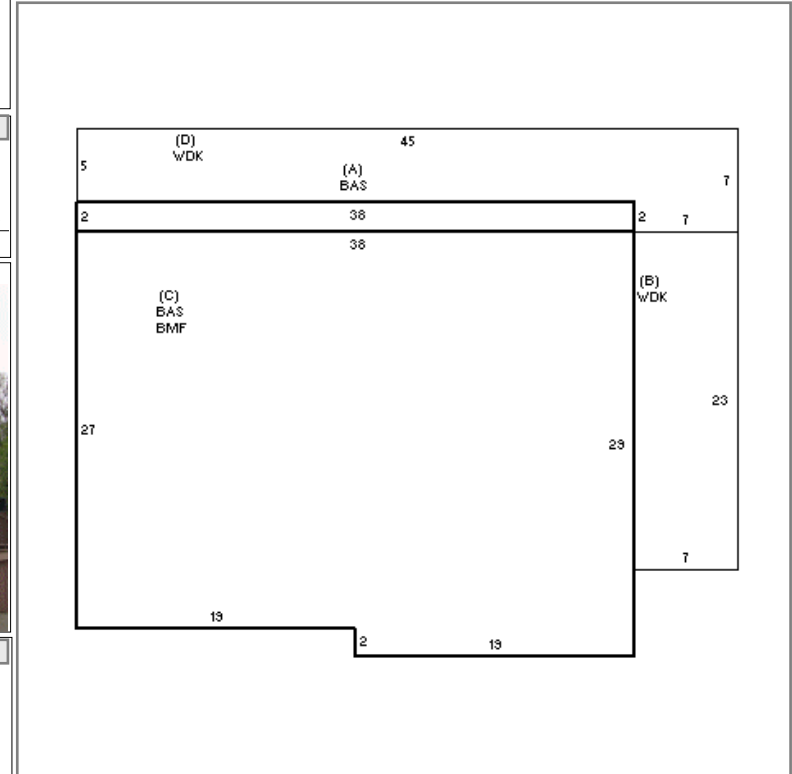
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CURRENT OWNER				PARCEL ID				LOCATION				
CHARNECA HUGO & NUNES SONIA C 213 N BEDFORD ST E BRIDGEWATER, MA 02333				71-85-0				213 N BEDFORD ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CHARNECA HUGO & NUNES SON				05/24/2019	QS	365,000	51146-290					
MCSWEENEY BRIAN E & JESSI				04/30/2014	QS	280,000	44273-223					
GOLD STAR HOMES LLC				10/24/2013	S	168,583	43747-315					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,600	7	1.00	100	178,600	1.62	100	1.00	7	0.95	163,050

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-19-447	11/25/2019	7	DETACHED BLD	9,000	06/15/2019	SLB	100	100
3243	04/27/2017	3	ALTERATIONS	4,500	05/07/2018	SLB	100	100
		51	FIELD REVIEW		05/28/2015	PW	100	100
		51	FIELD REVIEW		03/30/2015	PW	0	0
		6	CYCL GROWTH		11/18/2014	LF	0	0

TOTAL	24,600 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE			LAND	163,100	148,300
Inf1	FACTOR 100		BUILDING	261,300	240,700		
Inf2	PHY 100		DETACHED	30,500	29,200		
			OTHER	0	0		
			TOTAL	454,900	418,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 24 X 34	1960	816	48.75	19,900
SHF	A	1.00	40 0.60 10 X 10	1996	100	20.44	1,200
SHF	A	1.00	10 0.90 30 X 24	2020	720	14.51	9,400



BUILDING	CD	ADJ	DESC	MEASURE	5/7/2018	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	326.635		
NET AREA	1,140	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,140	1958	215.05	245,153	CONDITION ELEM	CD		
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	400		31.60	12,640	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	BMF	N	BSMT FINISH-SEP	1,064		53.73	57,167	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017	KITCHEN	G		
				FLOOR COVER	99	N/A	1.00									BATHS	G		
				INT FINISH	99	N/A	1.00									HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U		
				FUEL SOURCE	99	N/A	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	2001 / 20
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$261,300