Key: **350**

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 302

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PRATT ADAM & PERRY TIFFANY **714 POND ST** **E BRIDGEWATER, MA 02333**	**6-29-0**	**714 POND ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PRATT ADAM & PERRY TIFFAN	06/02/2010	N	257,500	38587-117
HOLMES ADAM J	02/03/2003	QS	274,900	24109-284
WOLETSKAS DENNIS C JR &	03/30/2000	QS	172,000	18394-144

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

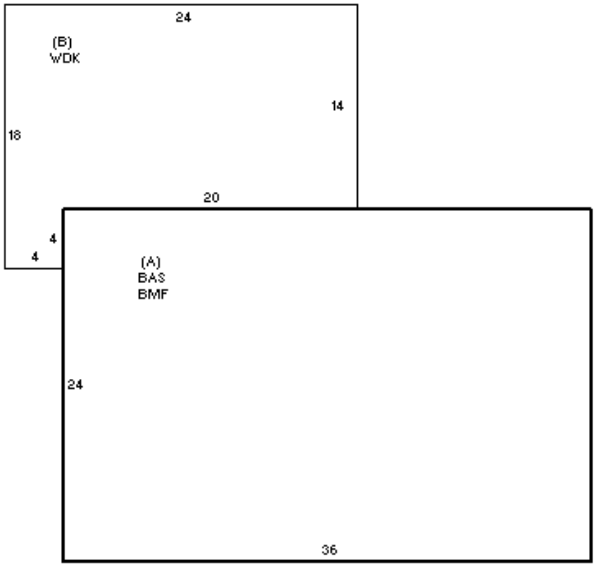
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/31/2013	LF	0	0
76	08/15/2007	2	ADDITIONS	2,000	05/08/2008		0	0
		6	CYCL GROWTH		09/15/2003		0	0
		6	CYCL GROWTH				0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	3 1.00	100 1.00	100 1.00	188,000	3.37	100 1.00	3 1.00			159,890

TOTAL	11,000 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	159,900	145,400
BUILDING	214,200	197,100
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**376,600**	**344,800**



DETACHED

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

PHOTO 06/26/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/31/2013	LF
LIST	5/31/2013	LF
REVIEW	3/15/2013	ER

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	1.040
$NLA(RCN)	$326	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,122
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	864		57.10	49,331
A	BAS	L	BASE AREA	864	1991	246.75	213,193
B	WDK	N	WOOD DECK	352		31.60	11,123
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	281,786
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1991 / 30		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$214,200