Key: 3522

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,028

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TERRIO JOHN W & MARYLOU 42 MYRTLE TER E BRIDGEWATER, MA 02333	79-45-0	42 MYRTLE TER

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TERRIO JOHN W & MARYLOU	02/01/1973	QS		3859-609
DIXON RAYMOND L JR ET AL	03/24/1972	QS		3761-473

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

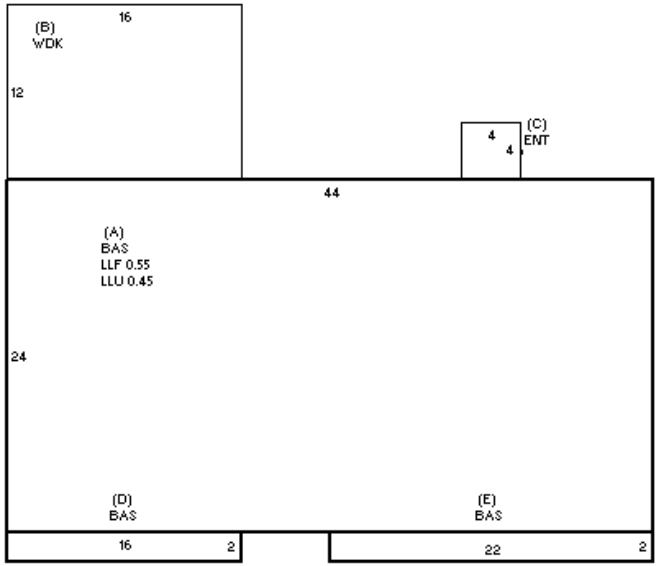
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/01/2013	6	CYCL GROWTH		10/07/2013	SLB	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,332	4 1.00	100 1.00	100 1.00	225,600	1.31	100 1.00	4 1.20			212,930

TOTAL	31,320 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 4/ T 10635		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	212,900	177,500
BUILDING	231,100	197,200
DETACHED	3,600	3,400
OTHER	0	0
TOTAL	**447,600**	**378,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500
GZB	A 1.00	60 0.40			80	34.62	1,100

PHOTO 06/17/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/7/2013	SLB
LIST		
REVIEW	4/10/2013	ER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,132	DETAIL ADJ	1.081
$NLA(RCN)	$280	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,205
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	9	WARM/COOL AIR	1.03
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	LLU	N	LOWER LEVEL UNF	475		64.40	30,588
A	LLF	N	LOWER LEVEL FIN	581		124.69	72,445
B	WDK	N	WOOD DECK	192		31.60	6,067
C	ENT	N	ENCLOSED ENTRY	16		81.13	1,298
+	BAS	L	BASE AREA	1,132	1972	174.19	197,180
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	316,602
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$231,100