Key: 377

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 329

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUNNINGHAM WANDA 655 POND ST E BRIDGEWATER, MA 02333	6-106-0	655 POND ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUNNINGHAM WANDA	03/12/1998	A	1	15977-069
ROGERS SANDRA H	03/11/1998	A	1	15977-069
CUNNINGHAM WANDA	03/10/1998	A	165,000	15977-061

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

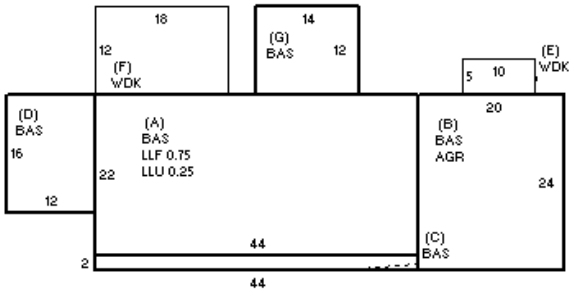
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		01/27/2017	JH	0	0
182	11/16/2007	3	ALTERATIONS	21,176	05/07/2008		0	0
539	05/01/2002	3	ALTERATIONS	4,000	07/07/2003	KB	100	100
		51	FIELD REVIEW				0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,924	3 1.00	100 1.00	100 1.00	188,000	2.14	100 1.00	3 1.00			165,870

TOTAL	17,924 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	165,900	150,900
BUILDING	347,900	302,600
DETACHED	0	0
OTHER	0	0
TOTAL	**513,800**	**453,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	NV 0.00	10X14	2008	120	20.44	

PHOTO 02/06/2017

BLDG COMMENTS

IN-LAW APT

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	1/27/2017	JH
LIST	7/7/2003	EST
REVIEW	3/18/2013	ER

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,896	DETAIL ADJ	1.081
$NLA(RCN)	$245	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,410
# 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	242		59.73	14,455
A	LLF	N	LOWER LEVEL FIN	726		115.66	83,968
B	AGR	N	ATT GARAGE	480		70.90	34,033
+	BAS	L	BASE AREA	1,896	1973	161.57	306,337
+	WDK	N	WOOD DECK	266		31.60	8,406
	F21	O	FPL 2S 1OP	1		6,819.00	6,819
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	463,815
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	$347,900