Key: 3827

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,295

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FOLEY CHARLES & JULIE 96 WALNUT ST E. BRIDGEWATER, MA 02333	88-15-0	96 WALNUT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FOLEY CHARLES & JULIE	06/24/2005	A	460,000	30783-272
MAZZARELLA STEVEN M &	11/30/2001	D	317,900	21023-168
HALLQUIST FRANCIS A & PHO	02/27/1951	QS		2134-475

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

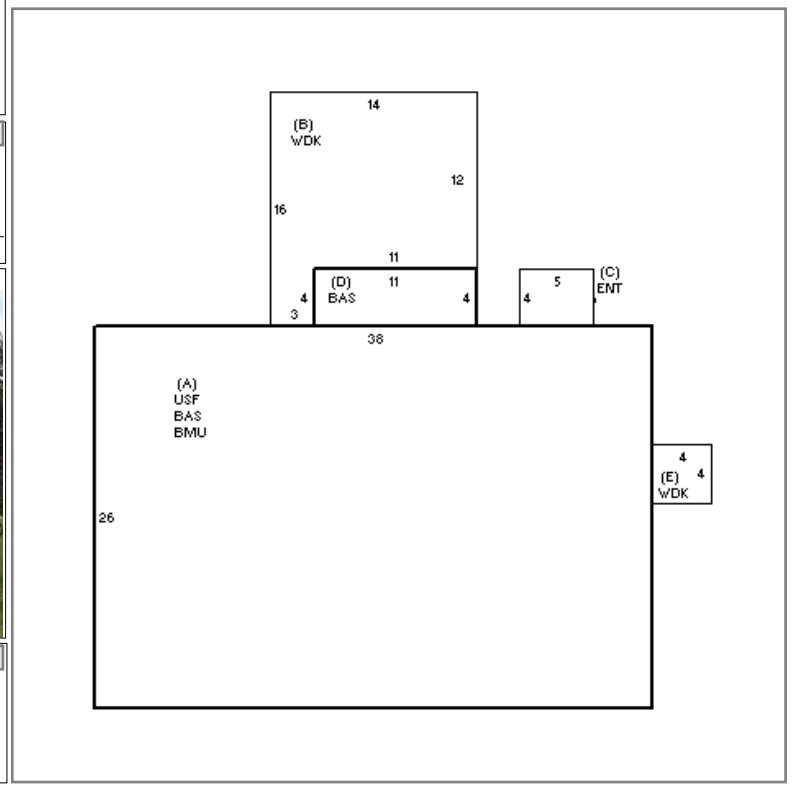
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		06/17/2021	SD	0	0
		6	CYCL GROWTH		07/12/2013		0	0
547	06/06/2006	7	DETACHED BLD	2,300			100	100
516	05/09/2006	8	POOL	16,000			100	100
		6	CYCL GROWTH		10/27/2005		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3 1.00	100 1.00	100 1.00	188,000	1.00	100 1.00	3 1.00			188,000

TOTAL	43,560 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	188,000	171,000
BUILDING	321,400	285,800
DETACHED	10,600	10,100
OTHER	0	0
TOTAL	**520,000**	**466,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	10 0.90	16X36	2007	576	20.49	10,600

PHOTO 06/17/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/17/2021	SD
LIST	6/17/2021	SD
REVIEW	4/12/2013	ER

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	2,020	DETAIL ADJ	0.988
$NLA(RCN)	$185	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,375
# 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	BMU	N	BSMT UNFINISHED	988		39.00	38,535
A	USF	L	UPPER STORY FIN	988	2001	148.42	146,643
+	WDK	N	WOOD DECK	196		31.60	6,194
C	ENT	N	ENCLOSED ENTRY	20		81.10	1,622
+	BAS	L	BASE AREA	1,032	2001	163.33	168,559
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	373,747
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2007 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$321,400