

Key: 3835

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.303

LEGALS

LAND

DETACHED

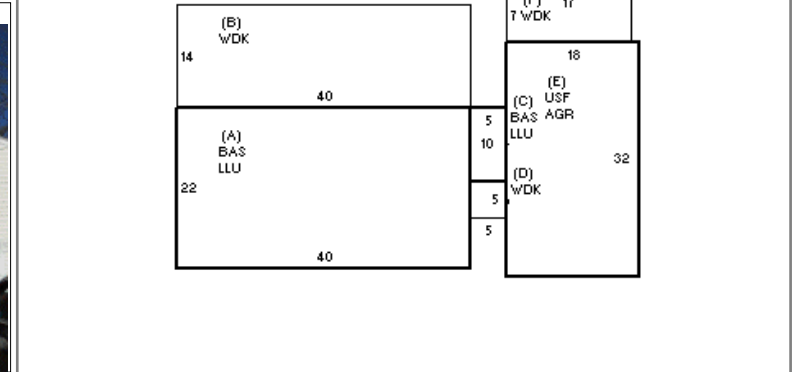
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PERELLO ANGEL & RODRIGUEZ AURA CHRISTINA 43 WALNUT ST E BRIDGEWATER, MA 02333				88-23-0				43 WALNUT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERELLO ANGEL & RODRIGUEZ				02/20/2019	QS	395,000	50824-225				
RIDGEMONT CONTRACTING INC				02/14/2019	B	100	50811-056				
RIDGEMONT CONSTRUCTION IN				04/09/2018	L	213,000	49674-302				

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	%
3539	04/02/2018	99	OTHER		02/03/2020	SD	0	0
		6	CYCL GROWTH		05/21/2019	SD	0	0
		3	ALTERATIONS	42,500	05/21/2018	SD	100	100
		51	FIELD REVIEW		09/10/2013	SLB	0	0
103	06/13/2005	2	ADDITIONS	92,000	05/08/2006	SLB	75	100

TOTAL	22,651 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E Land obs. due to very minimal usable land wetlands in back.			LAND	153,000	139,100
Inf1	FACTOR 100		BUILDING	294,600	257,400		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	450,100	398,800

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



BUILDING	CD	ADJ	DESC	MEASURE	2/3/2020	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/12/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	372,972
NET AREA	1,506	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	930		61.80	57,473		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	930	1965	167.17	155,464		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	704		31.60	22,246		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	AGR	N	ATT GARAGE	576		67.88	39,101		
				FLOOR COVER	99	N/A	1.00	E	USF	L	UPPER STORY FIN	576	2005	151.91	87,499		
				INT FINISH	99	N/A	1.00	E	F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	A
																BATHS	G
																HEAT	
																ELECT	
																EFF.YR/AGE	1999 / 22
																COND	21 21 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$294,600