

Key: 3968

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.432

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
POOLE WAYNE D JR 478 HIGHLAND STREET E BRIDGEWATER, MA 02333				92-39-0				478 HIGHLAND ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
POOLE WAYNE D JR				01/18/2007	N	269,000	33990-059					
COLETTI RICHARD D & NELLI				06/15/1962	QS		2941-124					
COLETTI RICHARD D & NELLI				06/14/1962	QS		2941-124					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,100 3	1.00	100	1.00	188,000	1.78	100	1.00	3	1.00	169,470

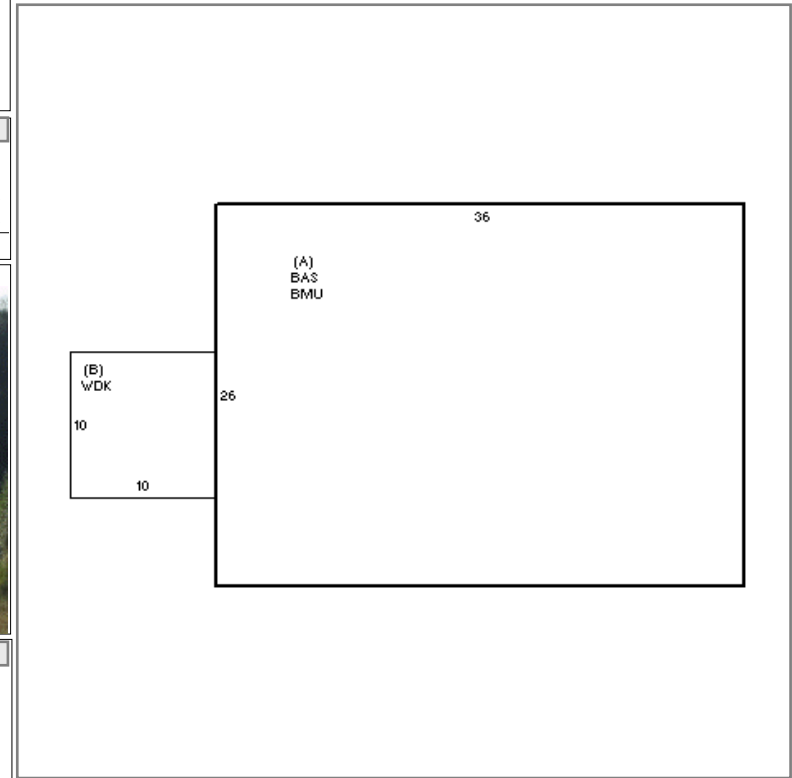
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-470	10/04/2021	3	ALTERATIONS	22,000				0
		51	FIELD REVIEW		09/10/2013			0
		6	CYCL GROWTH		05/20/2009			0
18	02/25/2009	3	ALTERATIONS	2,200				0

LAND

TOTAL	22,100 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 7475		LAND	169,500	154,200
Inf1	FACTOR 100		LAND	186,400	171,600		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	358,400	328,100		

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2013	JL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	255,399
NET AREA	936	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		39.63	37,091	CONDITION ELEM	CD
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	936	1962	227.68	213,108	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	100		31.60	3,160	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	
				FLOOR COVER	99	N/A	1.00									BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1980 / 41
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$186,400