

Key: 4234

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.646

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CAHILL RICHARD & LINDA 314 HARVARD ST E BRIDGEWATER, MA 02333				99-24-0				314 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAHILL RICHARD & LINDA				03/10/2004	QS	385,000	27704-128				
HEALEY BRIAN T - TRUSTEE				08/29/2003	O	227,000	26371-303				
MCMANUS GLEN M & MELINDA				05/28/1987	QS		7737-264				

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	%
388	07/29/2008	6	CYCL GROWTH		07/19/2021	SD	0	0
		6	CYCL GROWTH		10/08/2013		0	0
		3	ALTERATIONS	33,800	05/20/2009		0	0
		6	CYCL GROWTH		10/01/2004		0	0
426	03/29/2004	7	DETACHED BLD	1,000	06/17/2005	SLB	100	100

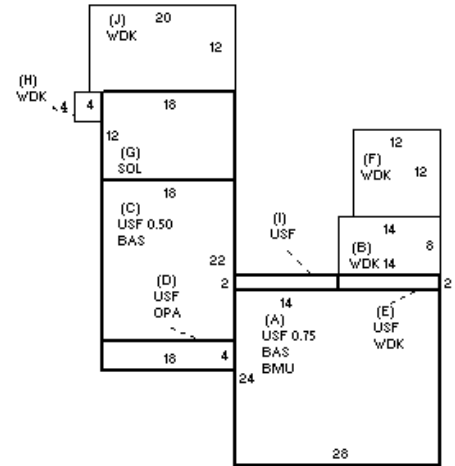
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,473 3	1.00	100	1.00	188,000	1.18	100	1.00	3	1.00	181,020

TOTAL	35,473 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE C/W 99/38	LAND	181,000	164,700		
Inf1	FACTOR 100		BUILDING	300,200	260,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	481,200	425,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	SD
MODEL	1		RESIDENTIAL	LIST	7/19/2021	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/16/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	400,317
NET AREA	2,114	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	672		44.28	29,754		
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	540		31.60	17,064		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,068	1953	173.86	185,687		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	72		42.69	3,074		
				FLOOR COVER	99	N/A	1.00	G	SOL	L	SOL/ 3 SEASON	216	1953	104.55	22,582		
				INT FINISH	99	N/A	1.00	+	USF	L	UPPER STORY FIN	830	1953	157.99	131,135		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		

EFF. YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$300,200