

Key: 431

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 379

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MARCHETTI KELSEY & CERULLO MICHAEL				7-575-0				110 METZLER RD				
110 METZLER RD E BRIDGEWATER, MA 02333				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MARCHETTI KELSEY & CERULL				07/30/2021	QS	375,000	55397-192	
				FIUMARA MARYBETH				06/03/2021	A	1	55086-256	
				FIUMARA ANTHONY R & MARYB				09/10/1993	QS	106,000	12194-167	

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 %
329		6	CYCL GROWTH		09/01/2022	SD	0 0
325	12/03/2003	6	CYCL GROWTH		05/01/2013	LF	0 0
	12/01/2003	3	ALTERATIONS	4,000	03/03/2004	KB	100 100
		3	ALTERATIONS	19,000			0 0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890	2	1.00	100	178,600	3.40	100	1.00	2	0.95	151,810

DETAILED

TOTAL	10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	N O T E  C/W 576-578	LAND		151,800	138,100	
Infl1	FACTOR 100		BUILDING		185,100	159,600	
Infl2	PHY 100		DETACHED		2,500	2,300	
			OTHER		0	0	
			TOTAL		339,400	300,000	

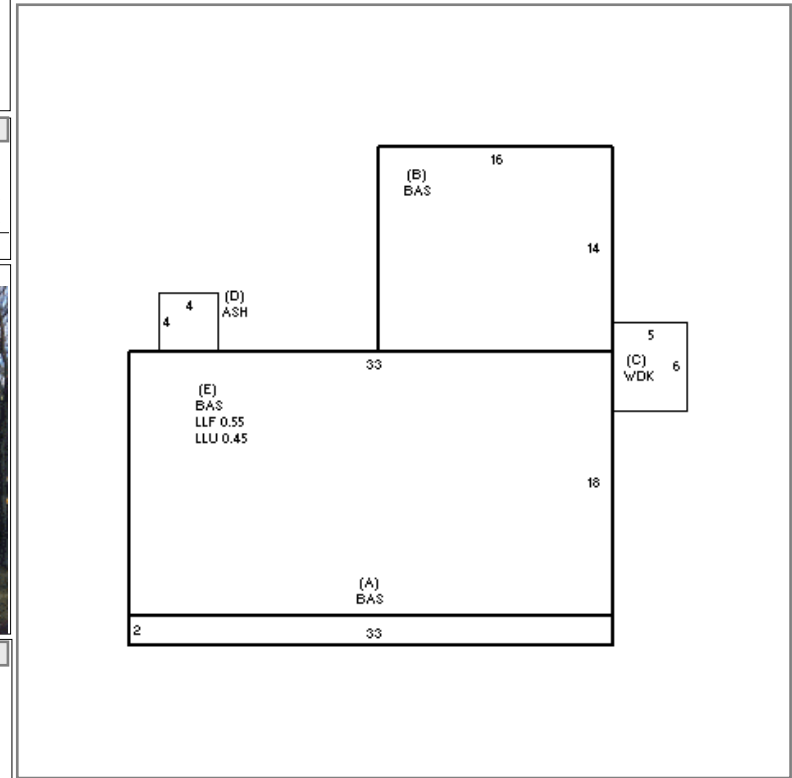
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500

PHOTO 12/19/2014



BUILDING	CD	ADJ	DESC	MEASURE	9/1/2022	SD
MODEL	1		RESIDENTIAL	LIST	9/1/2022	SD
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,793
NET AREA	884	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	884	1977	199.99	176,787		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	C	WDK	N	WOOD DECK	30		31.60	948		
				ROOF SHAPE	1	GABLE	1.00	D	ASH	N	ATT SHED	16		18.75	300		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	267		73.93	19,740		
				FLOOR COVER	99	N/A	1.00	E	LLF	N	LOWER LEVEL FIN	327		143.16	46,813		
				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										

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	\$185,100