Key: 4402

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,789

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
POMPEO FREDERICK M & MARY J 160 FRANKLIN STREET E BRIDGEWATER, MA 02333	104-1284-0	160 FRANKLIN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
POMPEO FREDERICK M & MARY	07/13/2006	B	425,000	33020-114
RIDDER FARM INC	10/05/1989	QS	125,000	9390-142
BIRD MARIE E	07/13/1989	A	100	9242-288

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		11/03/2020	SD	0	0
		6	CYCL GROWTH		08/27/2013	LF	0	0
		6	CYCL GROWTH		06/03/2008		0	0
720	09/27/2006	2	ADDITIONS	110,000			100	100
528	05/18/2006	2	ADDITIONS	528			100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,996	3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00			189,880

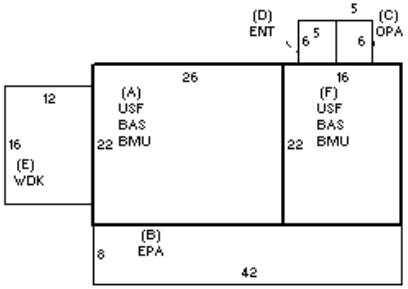
TOTAL	1.010 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	189,900	172,700
BUILDING	340,300	303,700
DETACHED	43,400	41,300
OTHER	0	0
TOTAL	**573,600**	**517,700**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60			200	20.44	2,500
DGF	A	1.00	40	0.60	25X60	2007	1,500	45.44	40,900

PHOTO 11/05/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/3/2020	SD
LIST	11/3/2020	SD
REVIEW	4/18/2013	ER

YEAR BLT	2006	SIZE ADJ	1.000
NET AREA	1,848	DETAIL ADJ	0.988
$NLA(RCN)	$217	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$6,349
# 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
+	BMU	N	BSMT UNFINISHED	924		41.75	38,581
+	BAS	L	BASE AREA	924	2006	176.74	163,308
+	USF	L	UPPER STORY FIN	924	2006	160.61	148,402
B	EPA	N	ENCLOSED PORCH	336		78.12	26,248
C	OPA	N	OPEN PORCH	30		44.84	1,345
D	ENT	N	ENCLOSED ENTRY	30		85.16	2,555
E	WDK	N	WOOD DECK	192		33.18	6,370
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	400,318
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2006 / 15	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$340,300