

Key: 455

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 401

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NEALE MICHAEL & AMANDA 82 POND ST E. BRIDGEWATER, MA 02333				8-7-0				82 POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEALE MICHAEL & AMANDA				02/18/2005	A	250,000	30018-182				
JOHNSON LEONA M				01/16/1984	QS		5575-056				

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	%
352	04/06/2010	51	FIELD REVIEW		01/15/2019	SD	0	0
		6	CYCL GROWTH		08/02/2018		0	0
		6	CYCL GROWTH		09/04/2013	LF	0	0
		3	ALTERATIONS	14,000			50	100
		6	CYCL GROWTH		06/15/2009		0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	21,780 3	1.00	100	1.00	100	1.00	188,000	1.80	100	1.00	3	1.00	169,200

TOTAL	21,780 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E T 13624	LAND	169,200	153,900		
Inf1	FACTOR 100		BUILDING	219,600	208,000		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	391,300	364,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 40 0.60			200	20.44	2,500	08/07/2018



BUILDING	CD	ADJ	DESC	MEASURE	8/2/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	292,833																						
NET AREA	1,528	DETAIL ADJ	0.936	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		45.56	28,430																								
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	624	1988	170.88	106,628																								
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	2008	155.28	96,895																								
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	90		42.70	3,843																								
				FLOOR COVER	99	N/A	1.00	C	BAS	L	BASE AREA	280	2010	170.88	47,846																								
				INT FINISH	99	N/A	1.00	D	WDK	N	WOOD DECK	170		31.60	5,372																								
				HEATING/COOLING	11	HW/COOL AIR	1.04																																
				FUEL SOURCE	99	N/A	1.00																																
				ARPUD	0		1.00																																
				AFFORDABLE	0		1.00																																
<table border="1"> <thead> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> </thead> <tbody> <tr> <td>STORIES</td> <td>2</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td>6</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td>2</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td>2</td> <td>1.00</td> </tr> <tr> <td># 1/2 BATHS</td> <td>0</td> <td>1.00</td> </tr> <tr> <td>TOT FIXTURES</td> <td>6</td> <td>\$3,819</td> </tr> <tr> <td># UNITS</td> <td>1</td> <td>1.00</td> </tr> </tbody> </table>																CAPACITY	UNITS	ADJ	STORIES	2	1.00	ROOMS	6	1.00	BEDROOMS	2	1.00	BATHROOMS	2	1.00	# 1/2 BATHS	0	1.00	TOT FIXTURES	6	\$3,819	# UNITS	1	1.00
CAPACITY	UNITS	ADJ																																					
STORIES	2	1.00																																					
ROOMS	6	1.00																																					
BEDROOMS	2	1.00																																					
BATHROOMS	2	1.00																																					
# 1/2 BATHS	0	1.00																																					
TOT FIXTURES	6	\$3,819																																					
# UNITS	1	1.00																																					
<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table>																CONDITION ELEM	CD	EXTERIOR		INTERIOR		KITCHEN		BATHS		HEAT		ELECT											
CONDITION ELEM	CD																																						
EXTERIOR																																							
INTERIOR																																							
KITCHEN																																							
BATHS																																							
HEAT																																							
ELECT																																							
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th>1988 / 33</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>25 25 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>25 % GD 75</td> </tr> </tbody> </table>																EFF.YR/AGE	1988 / 33	COND	25 25 %	FUNC	0	ECON	0	DEPR	25 % GD 75														
EFF.YR/AGE	1988 / 33																																						
COND	25 25 %																																						
FUNC	0																																						
ECON	0																																						
DEPR	25 % GD 75																																						
<table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$219,600</th> </tr> </thead> </table>																RCNLD	\$219,600																						
RCNLD	\$219,600																																						