

Key: 460

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 406

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PETTINATO MATTHEW & RHONDA				8-15-0				94 POND ST			
94 POND ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
E BRIDGEWATER, MA 02333				PETTINATO MATTHEW & RHOND				04/13/2020	QS	422,500	52603-314
				QUINN DAVID K &				06/29/2004	QS	325,900	28547-160
				IVES DAVID A & ELIZABETH				08/24/1995	QS	145,000	13783-051

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-20-295	06/02/2020	6	CYCL GROWTH		08/24/2020	SD	0	0
		3	ALTERATIONS	36,637			0	0
		6	CYCL GROWTH		08/02/2018	SD	0	0
		6	CYCL GROWTH		09/05/2013	LF	0	0
251	03/31/2008	3	ALTERATIONS	4,000	04/17/2009		0	0

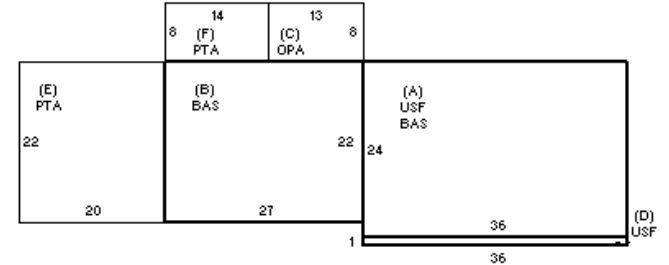
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,424 3	1.00	100	1.00	188,000	2.20	100	1.00	3	1.00	165,440

TOTAL	17,424 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	165,400	150,500		
Infl1	FACTOR 100		BUILDING	274,600	240,200		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	442,500	393,000		

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	8/2/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	352,002	
NET AREA	2,358	DETAIL ADJ	0.920	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,458	1955	145.04	211,467	CONDITION ELEM	CD	
\$NLA(RCN)	\$149	OVERALL	1.000	EXT COVER	4	VINYL	1.00	C	OPA	N	OPEN PORCH	104		42.70	4,441	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	900	1955	131.80	118,621	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	PTA	N	PATIO	552		12.50	6,900	KITCHEN	G	
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 10P	1		6,819.00	6,819	BATHS	G	
				INT FINISH	99	N/A	1.00									HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U	
				FUEL SOURCE	99	N/A	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																EFF.YR/AGE	1996 / 25	
																COND	22 22 %	
																FUNC	0	
																ECON	0	
																DEPR	22 % GD 78	
																RCNLD	\$274,600	