

Key: 4692

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.009

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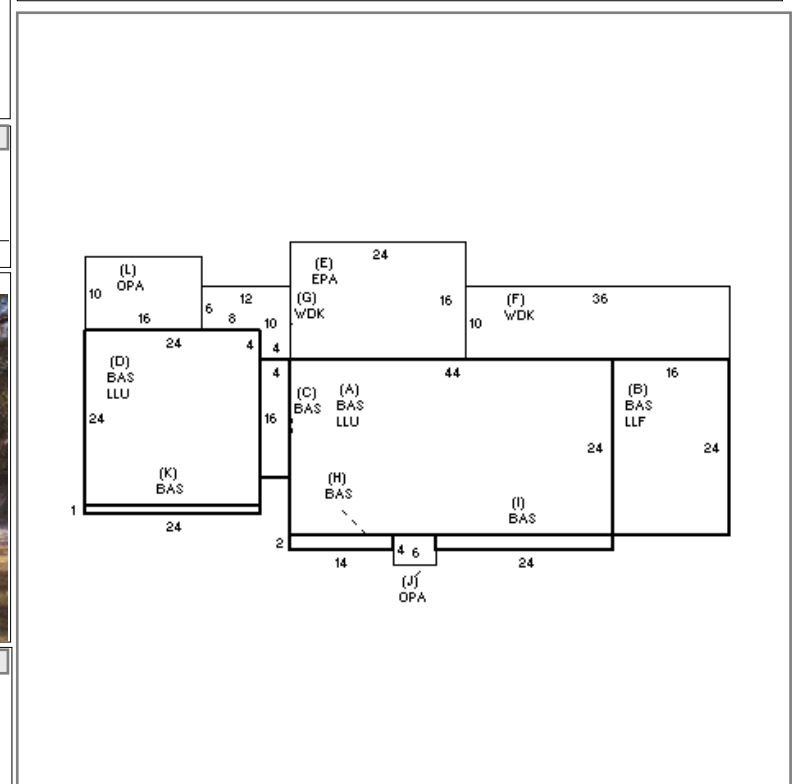
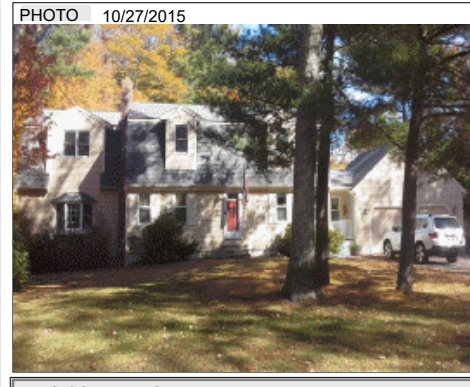
CURRENT OWNER				PARCEL ID				LOCATION			
MANN RICHARD S & PATRICIA A 740 HARVARD ST E BRIDGEWATER, MA 02333				117-13-0				740 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANN RICHARD S & PATRICIA				10/30/1998	A	1	16760-213				
MANN RICHARD S & MURPHY J				10/29/1998	QS	179,900	16760-202				
CUDDY PAUL G & HELEN M				10/22/1984	QS		5831-256				

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	%
183	11/20/2007	6	CYCL GROWTH		08/29/2013	LF	0	0
87	08/22/2007	3	ALTERATIONS	183			0	0
	03/12/2007	2	ADDITIONS	72,775			0	0
864	03/28/2002	3	ALTERATIONS	3,500			0	0
	03/28/2002	6	CYCL GROWTH		03/28/2002	KEO	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,854	3	1.00	100	188,000	1.17	100	1.00	3	1.00	181,340

TOTAL	35,850 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 1		LAND	181,300	164,900
Inf1	FACTOR 100		BUILDING	392,800	338,400		
Inf2	PHY 100		DETACHED	41,300	39,300		
			OTHER	0	0		
TOTAL						615,400	542,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70	1999	648	19.48	8,800
SHF	A	1.00	10 0.90	2002	195	20.44	3,600
GFU	A	1.00	50 0.50	2008	920	57.43	26,400



BUILDING	CD	ADJ	DESC	MEASURE	8/29/2013	LF
MODEL	1		RESIDENTIAL	LIST	7/14/2003	EST
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
IN-LAW APT

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YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	545,608													
NET AREA	2,180	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,632		54.42	88,812															
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	LLF	N	LOWER LEVEL FIN	384		105.38	40,464															
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,180	1976	147.20	320,901															
				ROOF COVER	1	ASPH SHINGLES	1.00	E	EPA	N	ENCLOSED PORCH	384		74.40	28,570															
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	448		31.60	14,157															
				INT FINISH	99	N/A	1.00	+	OPA	N	OPEN PORCH	184		42.70	7,857															
				HEATING/COOLING	2	HOT WATER	1.02		BMF	N	BSMT FINISH-SEP	300		73.20	21,960															
				FUEL SOURCE	3	ELECTRIC	1.00		BMG	O	BSMT GARAGE	2		2,063.00	4,126															
				ARPUD	0		1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819															
				AFFORDABLE	0		1.00		KIT	O	XTRA KITCHEN	1		5,387.00	5,387															
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