Key: 4693

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,010

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PIERRE ROSELINE & FEDNER JEAN 750 HARVARD ST E BRIDGEWATER, MA 02333	117-14-0	750 HARVARD ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PIERRE ROSELINE & FEDNER	12/30/2019	QS	380,000	52170-167
MOGAN PATRICIA F	06/24/1981	QS		5014-489
CAVICCHI GREGORY C & MOGA	11/18/1976	QS		4218-066

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-21-225	05/27/2021	3	ALTERATIONS	8,602			0	0
BP-20-570	11/19/2020	3	ALTERATIONS	39,000			0	0
		6	CYCL GROWTH		05/11/2020	SD	0	0
		6	CYCL GROWTH		10/08/2013	SLB	0	0
1517	04/30/2013	3	ALTERATIONS	4,500			0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,366	3 1.00	100 1.00	100 1.00	188,000	1.19	100 1.00	3 1.00			180,930

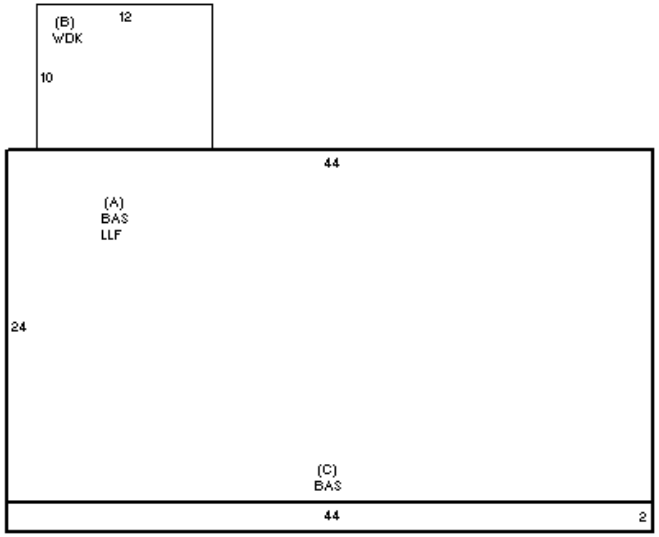
TOTAL	35,366 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 2/ T 12893		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	180,900	164,600
BUILDING	250,000	213,100
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**433,400**	**380,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60		2000	200	20.44	2,500

PHOTO 05/13/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/11/2020	SD
LIST	5/11/2020	SD
REVIEW	4/19/2013	ER

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.071
$NLA(RCN)	$299	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,370
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	N	LOWER LEVEL FIN	1,056		123.40	130,314
B	WDK	N	WOOD DECK	120		31.60	3,792
+	BAS	L	BASE AREA	1,144	1976	172.39	197,213
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN 342,508

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1980 / 41

COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73

RCNLD $250,000