Key: 4842

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,127

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MELLEN THOMAS J & JEAN M C/O DANIEL MELLEN 155 WINTER ST E BRIDGEWATER, MA 02333	127-15-0	155 WINTER ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MELLEN THOMAS J & JEAN M	07/09/1956	QS		2509-050
MELLEN THOMAS J & JEAN M	07/08/1956	QS		2509-050

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

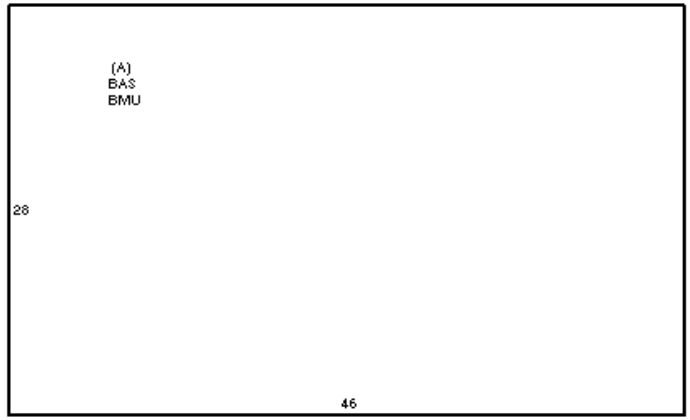
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/09/2013	LF	0	0

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	T 5266/ C/W 38		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	189,900	172,700
BUILDING	225,200	207,300
DETACHED	0	0
OTHER	0	0
TOTAL	**415,100**	**380,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/10/2013

BLDG COMMENTS

BUILDING

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

MEASURE	9/9/2013	LF
LIST		
REVIEW	4/19/2013	ER

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,288	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,400
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	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	1	FORCED AIR	1.00
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	BMU	N	BSMT UNFINISHED	1,288		36.37	46,839
A	BAS	L	BASE AREA	1,288	1958	195.80	252,191
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	308,447

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	$225,200		