

Key: 4851

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.136

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FEROLI MARTIN JOHN S/O HALIDAY REALTY TRUST 110 COBBLESTONE RD BRIDGEWATER, MA 02324				127-24-0				112 WINTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALIDAY REALTY TRUST				06/13/2022	U	175,000	56913-130				
FEROLI MARTIN JOHN				01/15/2019	A	1	50723-074				
FEROLI MARGUERITE M (GRIP)				05/07/1982	QS		5145-378				

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		05/20/2020	SD	0	0
		6	CYCL GROWTH		09/09/2013	LF	0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	3	1.00	100	1.00	100	1.00	3	1.00		169,200

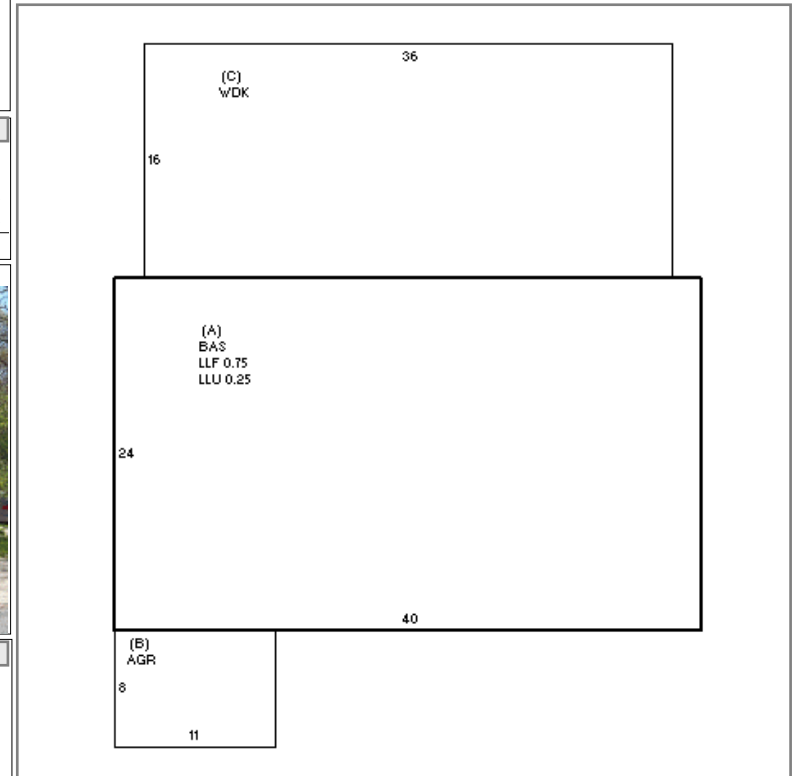
TOTAL	21,780 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 13098		LAND	169,200	153,900
Infl1	FACTOR 100		BUILDING	235,600	202,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	404,800	356,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2020	SD
MODEL	1		RESIDENTIAL	LIST	5/20/2020	SD
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%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	322,783
NET AREA	960	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	240		66.56	15,974		
\$NLA(RCN)	\$336	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	N	LOWER LEVEL FIN	720		128.88	92,793		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	960	1962	180.04	172,837		
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	88		105.30	9,266		
ROOMS	5	1.00		FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	576		31.60	18,202		
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00		F22	O	FPL 2S 2OP	1		9,341.00	9,341		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02										
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	6	\$4,370		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										



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	\$235,600	