

Key: 4852

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.137

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GUERRA BRUCE J & ELLEN J 93 WINTER ST E BRIDGEWATER, MA 02333				127-25-0				93 WINTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUERRA BRUCE J & ELLEN J				10/03/1983	QS		5471-441				
GUERRA BRUCE J & ELLEN J				10/02/1983	QS		5471-441				
GUERRA JOSEPH S & JULIA B					QS		3171-115				

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	%
		51	FIELD REVIEW		09/10/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	25,737	3	1.00	100	1.00	100	1.00	188,000	1.55	100	1.00	3	1.00	172,620
300	A	5,180	3	1.00	100	1.00	100	1.00	5,700	0.98	100	1.00	ELP	1.00	28,810

TOTAL	5.771 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 13500 c/w 127/27		LAND	201,400	183,300
Inf1	FACTOR 100		BUILDING	172,500	153,600		
Inf2	PHY 100		DETACHED	5,000	4,600		
			OTHER	0	0		
					TOTAL	378,900	341,500

DETACHED

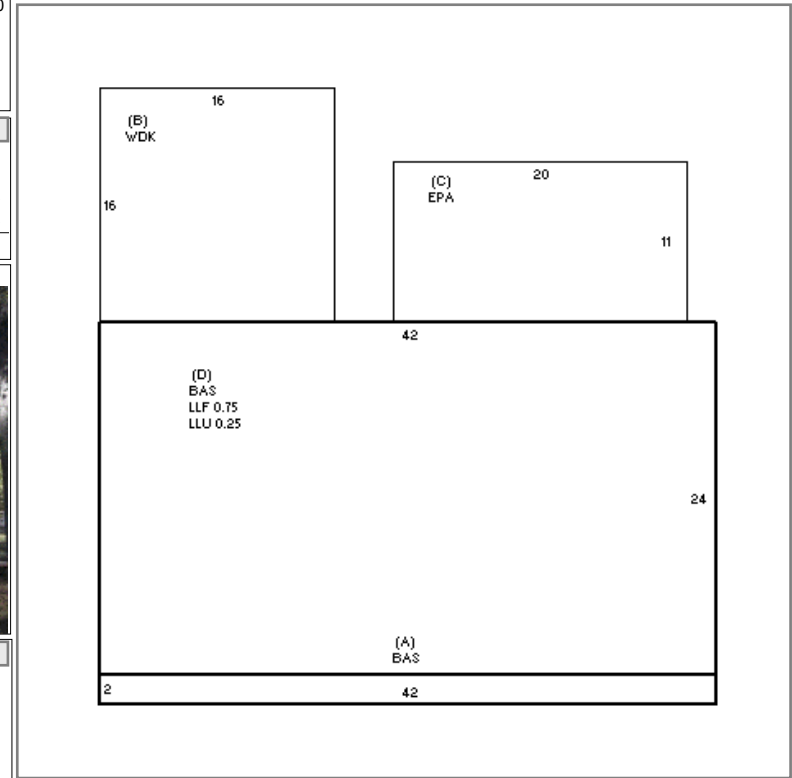
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2013	LF
MODEL	1		RESIDENTIAL	LIST		
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



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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,923		
NET AREA	1,092	DETAIL ADJ	1.092	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,092	1960	178.24	194,640	TOTAL RCN	344,923		
\$NLA(RCN)	\$316	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	256		31.60	8,090	CONDITION ELEM	CD		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	220		74.40	16,368	EXTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	LLU	N	LOWER LEVEL UNF	252		65.89	16,605	INTERIOR			
				FLOOR COVER	99	N/A	1.00	D	LLF	N	LOWER LEVEL FIN	756		127.59	96,461	KITCHEN			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	BATHS			
				HEATING/COOLING	11	HW/COOL AIR	1.04											HEAT	
				FUEL SOURCE	99	N/A	1.00											ELECT	
				ARPUD	0		1.00											EFF.YR/AGE	1958 / 63
				AFFORDABLE	0		1.00											COND	50 50 %
																	FUNC	0	
																	ECON	0	
																	DEPR	50 % GD 50	
																	RCNLD	\$172,500	