

Key: 4940

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.214

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
TARARA FRANK W & ANTONIA H 45 SNELLS CT E. BRIDGEWATER, MA 02333				98-1-16-0				45 SNELLS CT				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TARARA FRANK W & ANTONIA				10/20/2004	QS	395,000	29293-130					
BOUTIN CRAIG A & LORETTA				02/14/2003	QS	345,000	24227-260					
PELOQUIN SCOTT D &				12/17/2001	A	1	21141-208					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,605 4	1.00	100	1.00	225,600	1.74	100	1.00	4	1.20	203,890

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	%
2058	06/09/2014	3	ALTERATIONS	2,790				0
		6	CYCL GROWTH		08/23/2013			0
		6	CYCL GROWTH		08/05/2003			0
129	03/21/2002	6	CYCL GROWTH		03/21/2002	KEO	100	100

LAND

TOTAL	22,605 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE ESMT/ PLAN 07-319			LAND	203,900	170,000
Inf1	FACTOR 100		BUILDING	280,000	238,600		
Inf2	PHY 100		DETACHED	8,800	8,400		
			OTHER	0	0		
					TOTAL	492,700	417,000

DETACHED

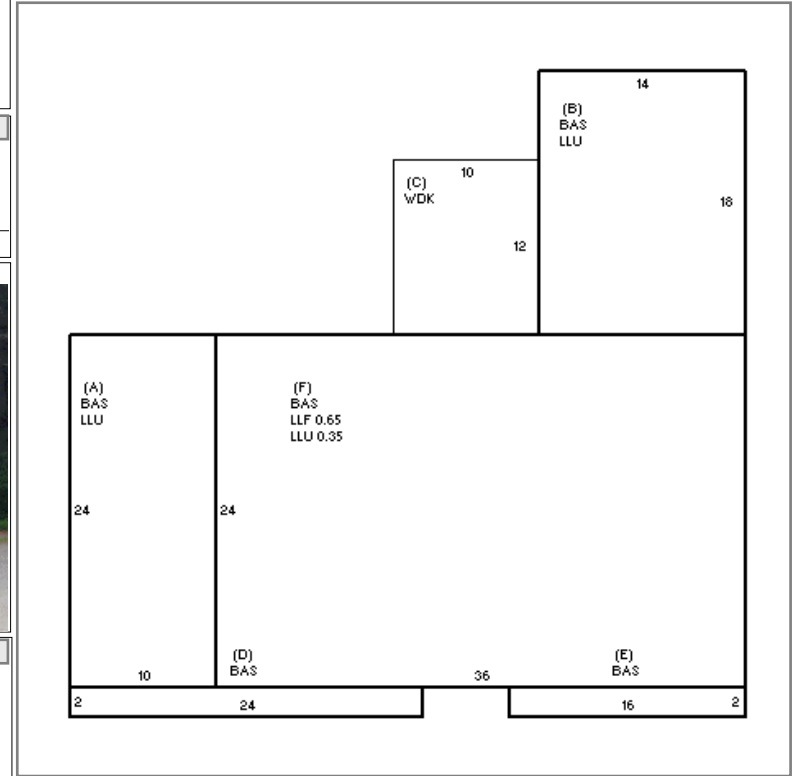
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00 30 0.70		2000	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/23/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,436	DETAIL ADJ	1.092
\$NLA(RCN)	\$257	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,713	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	794		60.69	48,188
C	WDK	N	WOOD DECK	120		31.60	3,792
+	BAS	L	BASE AREA	1,436	1990	164.17	235,741
F	LLF	N	LOWER LEVEL FIN	562		117.52	66,044
	BMG	O	BSMT GARAGE	2		2,063.00	4,126
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	368,423	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1990 / 31	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$280,000	