

Key: 5214

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.467

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
PELOQUIN SCOTT D & DEBBIE A 16 CHRISTINA DR E. BRIDGEWATER, MA 02333				80-6-02-0				16 CHRISTINA DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PELOQUIN SCOTT D & DEBBIE				02/14/2003	QS	409,000	24227-281					
H & R CONSTRUCTION CORP				06/19/2001	B	950,000	20038-127					
INTOCCIA CONSTRUCTION CO				02/14/2000	S	325,000	18276-227					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	5	1.20		225,600

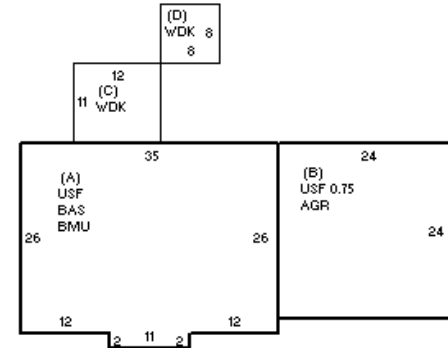
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BJP-20-566	11/13/2020	3	ALTERATIONS	49,000				0
2860	03/24/2016	3	ALTERATIONS	24,000				0
2861	03/24/2016	3	ALTERATIONS	26,000				0
	08/06/2013	6	CYCL GROWTH		07/01/2013	SLB		0
4	04/27/2005	3	ALTERATIONS	800			100	100

LAND

TOTAL	43,560 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE PAPER ST	LAND	225,600	196,700		
Inf1	FACTOR 100		BUILDING	367,200	328,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	592,800	524,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/15/2014
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	SLB
MODEL	1		RESIDENTIAL	LIST	3/18/2003	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/23/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453,387
NET AREA	2,296	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	932		41.65	38,813		
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	932	2002	163.14	152,051		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,364	2002	148.25	202,217		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		71.28	41,056		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	196		33.18	6,504		
				INT FINISH	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		7,160.00	7,160		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 2002 / 19	
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$367,200