Key: 5288

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,516

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MELCHIONNA LISA R 11 SOUTHWOOD DR E BRIDGEWATER, MA 02333	59-8-0	11 SOUTHWOOD DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MELCHIONNA LISA R	11/27/2017	QS	405,000	49224-197
SWARTZ TRACEY H	01/25/2005	H	1	29889-180
SWARTZ WAYNE P & TRACEY H	07/25/1990	QS	142,000	9864-132

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	%
22-250		3	ALTERATIONS		06/23/2022		0	0
BP-18-86	06/13/2018	3	ALTERATIONS	14,363			0	0
BP-18-57	05/29/2018	3	ALTERATIONS	7,800			0	0
		6	CYCL GROWTH		05/22/2018	SD	0	0
		6	CYCL GROWTH		03/12/2018	SD	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	35,719	3	1.00	100	1.00	100	1.00	188,000	1.18	100	1.00	3	1.00			181,230

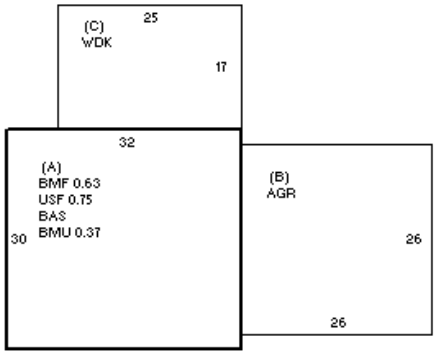
TOTAL	35,719 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	181,200	164,800
BUILDING	305,700	264,600
DETACHED	0	0
OTHER	0	0
TOTAL	**486,900**	**429,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/23/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/22/2018	SD
LIST		
REVIEW	4/24/2013	ER

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	1.030
$NLA(RCN)	$239	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	6	$4,202
# 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	9	WARM/COOL AIR	1.03
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	355		39.32	13,957
A	BAS	L	BASE AREA	960	1990	181.40	174,144
A	USF	L	UPPER STORY FIN	720	1990	164.84	118,687
A	BMF	N	BSMT FINISH-SEP	605		55.29	33,451
B	AGR	N	ATT GARAGE	676		65.64	44,371
C	WDK	N	WOOD DECK	425		31.60	13,430

TOTAL RCN	402,242

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		$305,700