

Key: 6262

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.733

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WIENCKO BRIAN P & JILLIAN M 100 POOR MEADOW LN E BRIDGEWATER, MA 02333				25-14-27-0				100 POOR MEADOW LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WIENCKO BRIAN P & JILLIAN				08/16/2017	QS	450,000	(125617)				
HACHEY JAMES & TERESA				11/18/1997	D	220,080	(92411)				
HACHEY JAMES & TERESA				11/17/1997	D	220,080	(92411)				

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 %
22-243	09/07/2022	3	ALTERATIONS	67,407			0 0
		6	CYCL GROWTH		03/22/2018	SD	0 0
		6	CYCL GROWTH		05/08/2013	LFF	0 0
494	04/27/2006	8	POOL	17,000			0 0
52	06/02/2003	3	ALTERATIONS		03/09/2004	KB	100 100

LAND

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
300	A	0.420	5	1.00	100	1.00	100	1.00	ELP	1.00		2,390

DETACHED

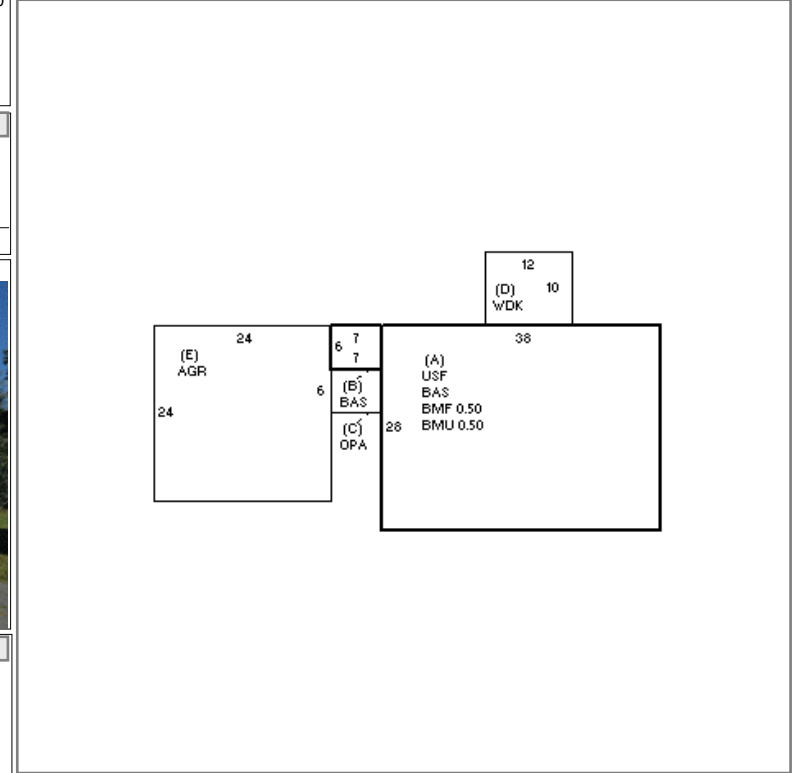
TOTAL	1.420 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		N O T E	LOT 27/ #418112 #92411		LAND	228,000	198,800
Inf1	FACTOR 100			BUILDING	357,800	315,900		
Inf2	PHY 100			DETACHED	11,400	10,800		
				OTHER	0	0		
				TOTAL	597,200	525,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90	2006	648	19.48	11,400

PHOTO 06/23/2014



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/25/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	458,710
NET AREA	2,170	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	532		40.12	21,341		
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	532		56.42	30,013		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,064	1997	152.40	162,151		
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,106	1997	167.70	185,480		
ROOMS	8	1.00		FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	42		44.83	1,883		
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00	D	WDK	N	WOOD DECK	120		33.18	3,982		
BATHROOMS	2	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04	E	AGR	N	ATT GARAGE	576		71.28	41,056		
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00	F21	O	FPL 2S 1OP	1		7,160.00	7,160			
TOT FIXTURES	8	\$5,644		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										
EFF.YR/AGE 1997 / 24																	
COND 22 22 %																	
FUNC 0																	
ECON 0																	
DEPR 22 % GD 78																	
RCNLD \$357,800																	