

Key: **6959**

**Town of E. BRIDGEWATER - Fiscal Year 2023**

12/6/2022 6:38 pm SEQ #: 5.136

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MOREL-FERRIS MELANIE J 56 CAPTAINS WAY E BRIDGEWATER, MA 02333				110-3-18-0				56 CAPTAINS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOREL-FERRIS MELANIE J				07/19/2011	QS	427,500	(116284)				
FALCE KEITH R & JENIFER C				01/13/2005	QS	480,000	(106714)				
FALCE KEITH R & JENIFER				08/27/2004	N	480,000	(105441)				

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	%
3552	04/10/2018	8	POOL	30,000	06/24/2019	SD	0	100
3284	05/17/2017	7	DETACHED BLD	6,000	05/07/2018	SLB	100	100
2172	08/20/2014	3	ALTERATIONS				0	0
1944	04/23/2014	3	ALTERATIONS	2,364			0	0
1715	09/12/2013	3	ALTERATIONS				0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,004	5	1.00	100	1.00	100	1.00	5	1.20		216,730

DETAILED

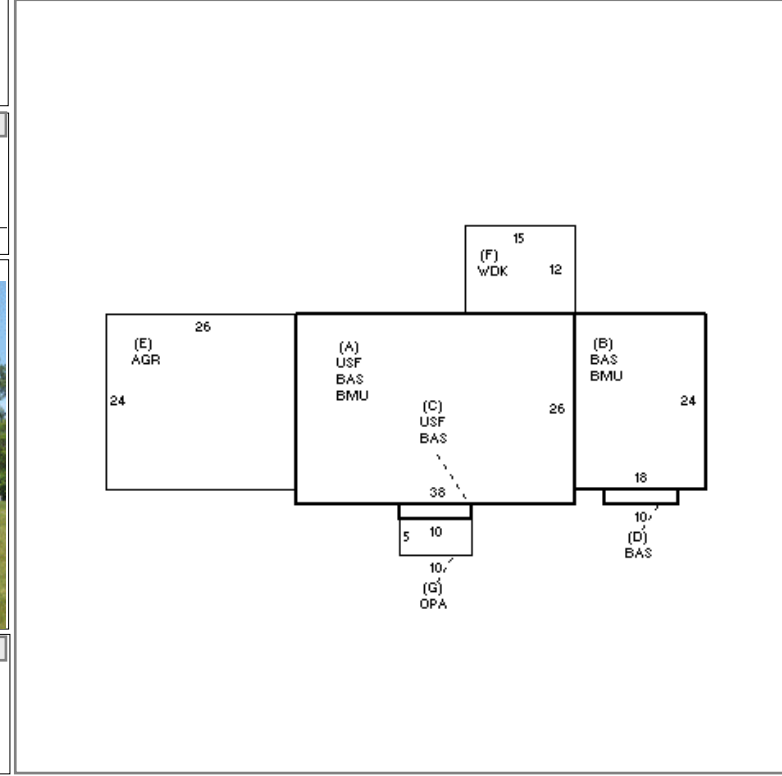
TOTAL	35,022 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE	LAND	216,700	188,900		
Inf1	FACTOR 100		BUILDING	407,100	363,900		
Inf2	PHY 100		DETACHED	16,300	15,600		
			OTHER	0	0		
			TOTAL	640,100	568,400		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	12 X 20	2017	240	20.19	4,400
IPF	A	1.00	10 0.90	16X44		704	18.86	11,900



BLDG COMMENTS



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YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	490,445	
NET AREA	2,468	DETAIL ADJ	0.959	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,420		37.35	53,031	CONDITION ELEM	CD	
\$NLA(RCN)	\$199	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,008	2004	142.34	143,484	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,460	2004	156.64	228,697	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	AGR	N	ATT GARAGE	624		70.03	43,696	KITCHEN		
				FLOOR COVER	99	N/A	1.00	F	WDK	N	WOOD DECK	180		33.18	5,972	BATHS		
				INT FINISH	99	N/A	1.00	G	OPA	N	OPEN PORCH	50		44.84	2,242	HEAT		
				HEATING/COOLING	15	ELECT BB/AC	1.01	F21	O		FPL 2S 1OP	1		7,160.00	7,160	ELECT		
				FUEL SOURCE	3	ELECTRIC	1.00											
				ARPUD	0													
				AFFORDABLE	0													
																EFF.YR/AGE	2004 / 17	
																COND	17 17 %	
																FUNC	0	
																ECON	0	
																DEPR	17 % GD 83	
																RCNLD	\$407,100	