

Key: 7102

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.213

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PERO WILLIAM H JR & MELANIE 745 HARVARD STREET E BRIDGEWATER, MA 02333				117-17-10				745 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERO WILLIAM H JR & MELAN				05/30/2007	QS	570,000	34600-326				
COONEY THOMAS A				10/10/2006	A	1	33490-145				
COONEY THOMAS A & CORINNE				03/25/2003	A	1	24587-171				

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 %
3282	05/17/2017	3	ALTERATIONS	20,675	05/07/2018	SLB	100 100
		6	CYCL GROWTH		09/03/2013	LF	0 0
1139	04/05/2012	7	DETACHED BLD	12,000			0 0
525	08/18/2010	8	POOL	20,000			0 100
313	02/17/2010	3	ALTERATIONS	4,000			0 0

LAND

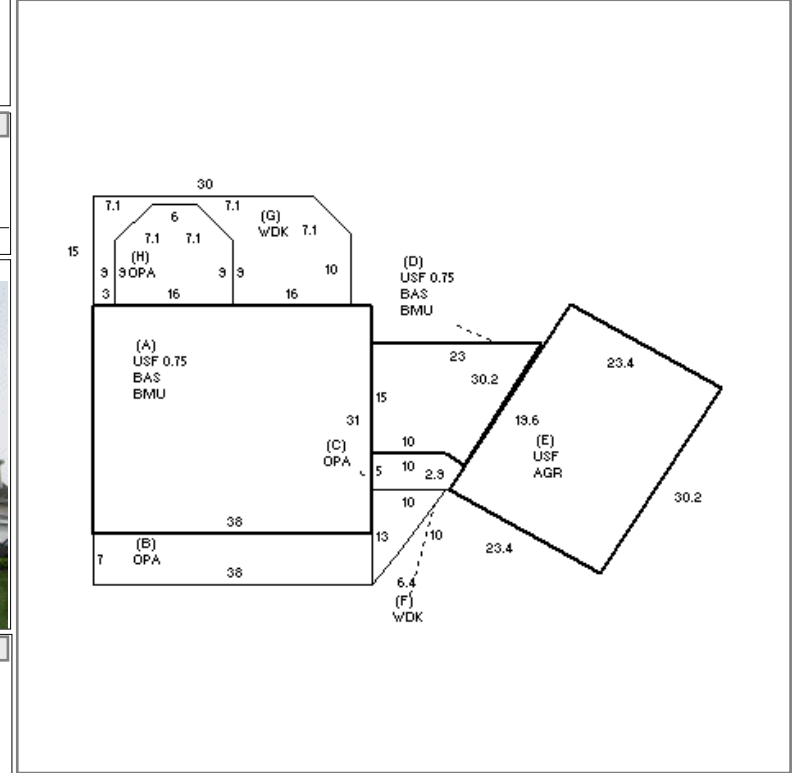
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,182 3	1.00	100	1.00	188,000	1.19	100	1.00	3	1.00	180,770

TOTAL	35,196 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E lot 17-1 plan 03-154/ ESMT	LAND	180,800	164,400		
Inf1	FACTOR 100		BUILDING	526,000	459,300		
Inf2	PHY 100		DETACHED	14,300	13,600		
			OTHER	0	0		
TOTAL				721,100	637,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90 18X36		648	19.48	11,400
SHF	A	1.00	10 0.90 16X10	2011	160	20.44	2,900

PHOTO 05/07/2018



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2018	SLB
MODEL	1		RESIDENTIAL	LIST	1/7/2004	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	5/10/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	641,445
NET AREA	3,251	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,454		37.16	54,036		
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,454	2003	158.27	230,122		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,797	2003	143.82	258,449		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	522		44.83	23,404		
				FLOOR COVER	99	N/A	1.00	E	AGR	N	ATT GARAGE	706		68.33	48,240		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	380		33.18	12,608		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				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	2003 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$526,000