

Key: 7103

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.214

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ROTA VINCENT & MICHELLE 739 HARVARD ST E BRIDGEWATER, MA 02333				117-17-2-0				739 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROTA VINCENT & MICHELLE				05/28/2010	U	359,000	38576-186				
SPEARIN ROBERT				12/10/2002	QS	325,000	23639-009				

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 %
552	09/16/2010	6	CYCL GROWTH		10/08/2013	SLB	0 0
		7	DETACHED BLD	2,000			0 100
921	03/14/2003	6	CYCL GROWTH		06/30/2006		100 100
		1	NEW CONST	115,000			100 100
		6	CYCL GROWTH				0 0

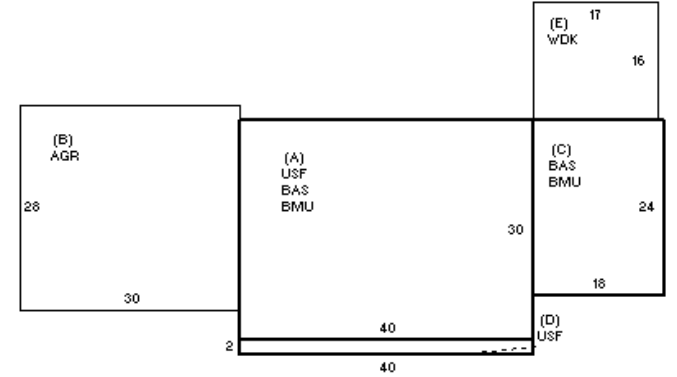
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,524 3	1.00	100	1.00	188,000	1.18	100	1.00	3	1.00	181,070

TOTAL	35,524 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE lot 17-2 plan 03-154/ ESMT	LAND	181,100	164,700		
Infl1	FACTOR 100		BUILDING	444,200	397,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	625,300	561,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/8/2013	SLB
MODEL	1		RESIDENTIAL	LIST	6/24/2005	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	541,715
NET AREA	2,912	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,632		34.56	56,404		
\$NLA(RCN)	\$186	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,632	2003	146.98	239,874		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	840		63.11	53,012		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,280	2003	133.57	170,964		
				FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	272		31.60	8,595		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				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	\$444,200	