

Key: 7203

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.305

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WELCH JOHN W & SALLY A 8 FALCON RD E BRIDGEWATER, MA 02333				87-8-58-0				8 FALCON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELCH JOHN W & SALLY A				03/28/2019	QS	365,000	50943-118				
PITARO CARL D & PATRICIA				01/10/2005	QS	268,500	29818-340				
WHITE PINES VILLAGE INC				09/17/2004	B	1	29079-021				

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	%
798	10/04/2004	6	CYCL GROWTH		01/20/2015		0	0
		6	CYCL GROWTH		07/08/2013		0	0
		1	NEW CONST	85,000	04/13/2005		100	100

LAND

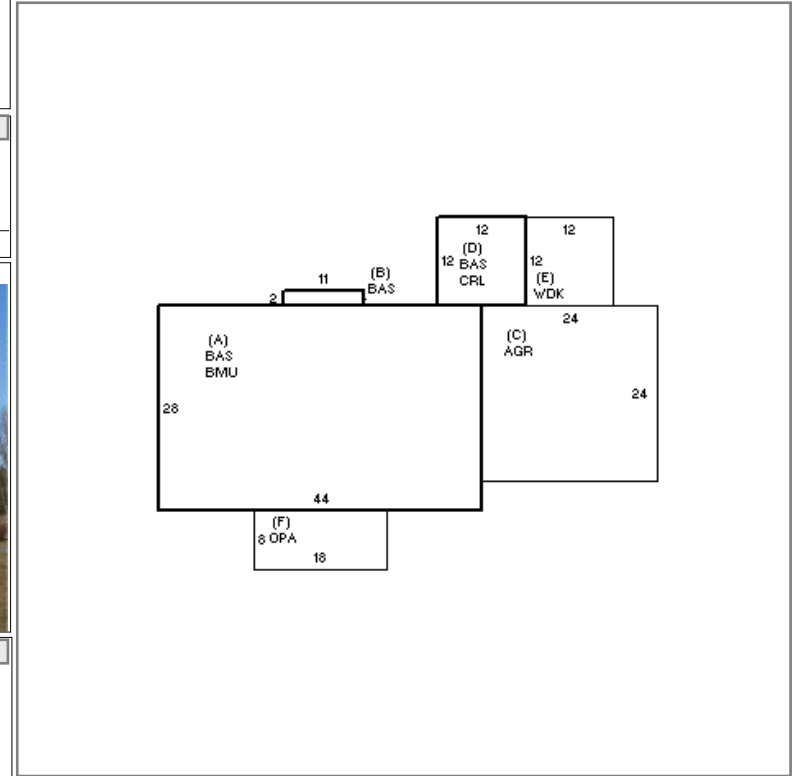
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,222	1	1.00	100	1.00	100	1.00	1	0.75		124,600

TOTAL	18,222 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE			LAND	124,600	113,300
Inf1	FACTOR 100		BUILDING	312,200	290,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>436,800</b>	<b>404,100</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2015	SLB
MODEL	1		RESIDENTIAL	LIST	4/13/2005	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/13/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	371,718
NET AREA	1,398	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,232		35.84	44,161		
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,398	2005	194.86	272,410		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	576		67.88	39,101		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	CRL	N	BSMT CRAWL	144		7.95	1,145		
				FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	144		31.60	4,550		
				INT FINISH	99	N/A	1.00	F	OPA	N	OPEN PORCH	144		42.70	6,149		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY		UNITS	ADJ
STORIES		1	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$4,202
# UNITS		1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	2005 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84

RCNLD	\$312,200
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