Key: 7333

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,396

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THE LOIS WELCH TRUST WELCH LOIS TR 16 HARMONY CROSSING E BRIDGEWATER, MA 02333	81-34-17-0	16 HARMONY CROSSING

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THE LOIS WELCH TRUST	08/12/2019	QS	314,000	51491-254
CLOYD FAMILY TRUST	07/02/2018	QS	290,000	50001-003
DRESSER RONALD P JR & FAY	07/09/2007	QS	317,127	34787-201

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

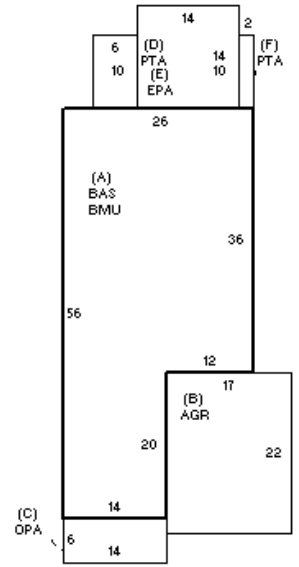
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-233	06/08/2020	3	ALTERATIONS		03/01/2021	SLB	100	100
		51	FIELD REVIEW		08/12/2019	PW	0	0
		61	SITE VISIT		09/10/2018	SD	0	0
		6	CYCL GROWTH		06/24/2013		0	0
905	04/11/2007	1	NEW CONST	140,000			0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,055	1 1.00	100 1.00	100 1.00	122,200	3.09	100 1.00	8 0.65			104,530

TOTAL	12,055 SF	ZONING		FRNT	0
Ngh	RES 1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	104,500	95,100
BUILDING	303,400	282,600
DETACHED	0	0
OTHER	0	0
TOTAL	**407,900**	**377,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/05/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/1/2021	SLB
LIST	3/1/2021	SLB
REVIEW	5/13/2013	ER

YEAR BLT	2007	SIZE ADJ	1.000
NET AREA	1,216	DETAIL ADJ	1.030
$NLA(RCN)	$290	OVERALL	1.000

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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,216		36.89	44,853
A	BAS	L	BASE AREA	1,216	2007	206.88	251,564
B	AGR	N	ATT GARAGE	374		76.10	28,460
C	OPA	N	OPEN PORCH	84		42.70	3,587
+	PTA	N	PATIO	80		12.50	1,000
E	EPA	N	ENCLOSED PORCH	196		74.40	14,582
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	352,832
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2007 / 14		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD			$303,400