

Key: 766

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 656

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FLAHERTY RACHEL L & CASEY MICHAEL F 166 POND ST E BRIDGEWATER, MA 02333				17-21-0				166 POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLAHERTY RACHEL L & CASEY				08/02/2021	A	1	()				
FLAHERTY RACHEL L				02/28/2014	A	1	()				
FLAHERTY DANIEL J & RACHE				11/14/2003	QS	312,500	27026-216				

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-19-279	10/15/2018	3	ALTERATIONS	7,500				0
55	07/18/2016	3	ALTERATIONS	8,600				0
2866	03/30/2016	3	ALTERATIONS	1,983				0
		6	CYCL GROWTH		09/04/2013	LF		0
335	06/06/2008	7	DETACHED BLD	1,997	06/12/2008			0

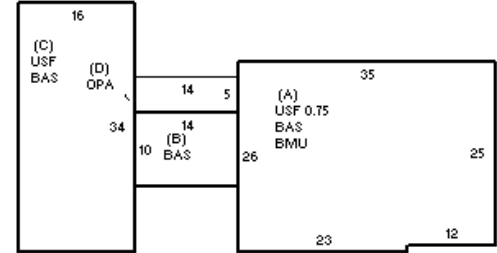
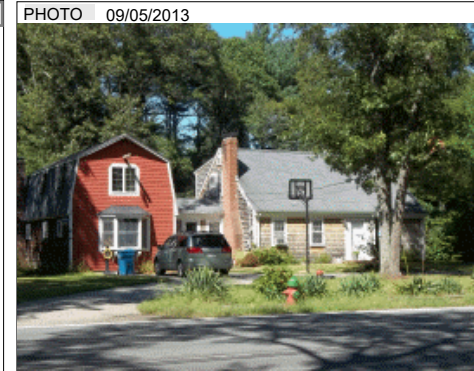
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,500	3	1.00	100	1.00	100	1.00	3	1.00		169,820

TOTAL	22,500 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 7906		LAND	169,800	154,500
Inf1	FACTOR 100			BUILDING	337,500	288,000	
Inf2	PHY 100			DETACHED	2,200	2,100	
				OTHER	0	0	
				<b>TOTAL</b>	<b>509,500</b>	<b>444,600</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2008	120	20.44	2,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/4/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/20/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462,300
NET AREA	2,800	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	898		40.11	36,022		
\$NLA(RCN)	\$165	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,218	1953	139.34	169,722		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,582	1953	153.34	242,586		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	70		42.70	2,989		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1980 / 41
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$337,500