Key: 778

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 668

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VITAL DAVID M S/O WECKBACHER EVAN J 272 POND ST E BRIDGEWATER, MA 02333	17-34-0	272 POND ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WECKBACHER EVAN J	10/20/2022	QS	430,000	57345-175
VITAL DAVID M	06/10/2013	A	1	43177-018
VITAL DAVID M & MARY M B	06/06/1991	QS	122,000	10316-228

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	%
		51	FIELD REVIEW		11/05/2019	SD	0	0
		6	CYCL GROWTH		03/21/2012	PW	0	0
		6	CYCL GROWTH		02/19/2004		0	0
417	03/04/2002	2	ADDITIONS	5,000	04/15/2003	KB	0	55

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00			188,000
300	A	0.480	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			2,740

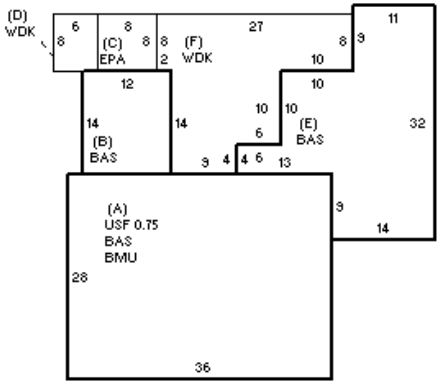
TOTAL	1.480 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 5		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	190,700	173,500
BUILDING	226,200	201,700
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**419,400**	**377,500**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60			200	20.44	2,500

PHOTO 11/05/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/5/2019	SD
LIST	4/15/2003	KB
REVIEW	3/20/2013	ER

YEAR BLT	1780	SIZE ADJ	1.000
NET AREA	2,475	DETAIL ADJ	1.020
$NLA(RCN)	$183	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$6,242
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		38.76	39,070
A	USF	L	UPPER STORY FIN	756	1780	144.03	108,885
+	BAS	L	BASE AREA	1,176	1780	158.49	186,389
C	EPA	N	ENCLOSED PORCH	64		74.41	4,762
+	WDK	N	WOOD DECK	450		31.60	14,220
E	BAS	L	BASE AREA	543	2002	158.49	86,062
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	452,449
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63		
COND	50	50 %	
FUNC	0		
ECON	0		
DEPR	50	% GD	50
RCNLD			$226,200