

Key: 789

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 677

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
FLAHERTY SEAN P & SANDRA MARIE 32 MELISSA CIR E BRIDGEWATER, MA 02333				17-43-0				32 MELISSA CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
FLAHERTY SEAN P & SANDRA				05/19/1999	A	1 17466-252						
FLAHERTY SEAN P & ELLIOTT				03/01/1999	QS	221,500 17195-025						
NOGOSEK JOSEPH H & RANDI				12/19/1996	QS	75,000 14856-159						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 4	1.00	100	1.00	225,600	1.00	100	1.00	4	1.20	225,600

LAND

TOTAL	43,560 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 5		LAND	225,600	188,100
Inf1	FACTOR 100		BUILDING	290,800	277,500		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			<b>TOTAL</b>	<b>518,900</b>	<b>467,900</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60		2004	200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2014	LF
MODEL	1		RESIDENTIAL	LIST	9/29/2003	KB
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/20/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	1,552	DETAIL ADJ	0.927
\$NLA(RCN)	\$234	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$5,295	
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	528		72.04	38,039
+	USF	L	UPPER STORY FIN	720	1997	160.55	115,598
B	OPA	N	OPEN PORCH	132		44.83	5,918
C	AGR	N	ATT GARAGE	484		74.30	35,962
+	BAS	L	BASE AREA	832	1997	176.68	146,997
G	WDK	N	WOOD DECK	256		33.18	8,495
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	363,463
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2001 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$290,800

