

Key: 791

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 679

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HUXLEY NICOLE D & SWEENEY ROBERT D JR 23 MELISSA CIR E BRIDGEWATER, MA 02333				17-45-0				23 MELISSA CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUXLEY NICOLE D & SWEENEY				07/30/2018	QS	420,000	50106-045				
JOUGHIN REALTY TRUST				09/23/2016	A	1 47498-067					
JOUGHIN ALAN J & DIANE R				09/05/1986	QS	7091-058					

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	%
966	09/28/2011	51	FIELD REVIEW		08/12/2019	PW	0	0
		61	SITE VISIT		09/10/2018	SD	0	0
		99	OTHER		09/07/2017	SD	0	0
		6	CYCL GROWTH		12/15/2014	LF	0	0
		3	ALTERATIONS	4,900	04/04/2012		100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,220 4	1.00	100	1.00	225,600	1.19	100	1.00	4	1.20	216,960

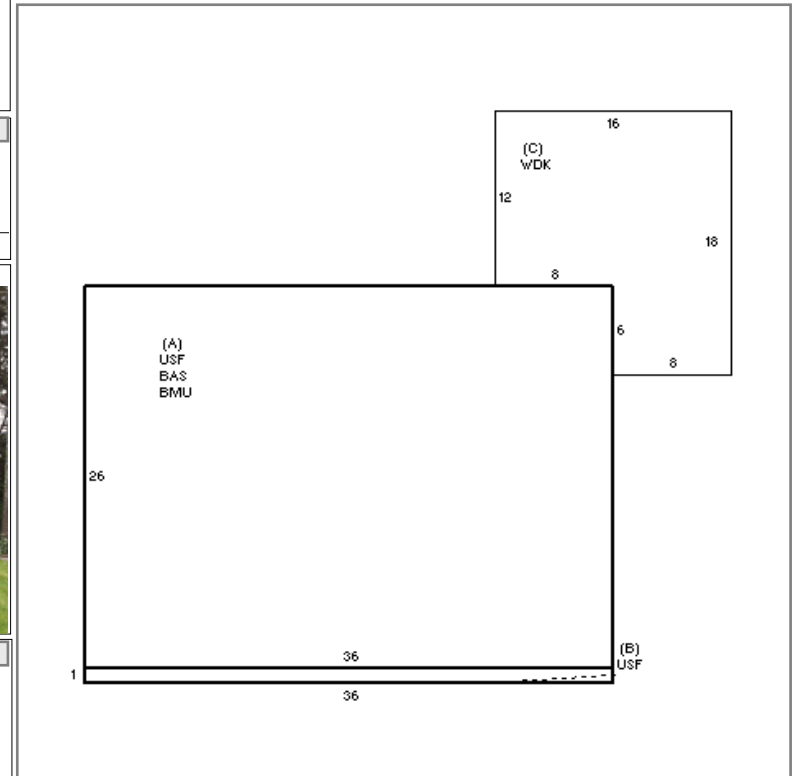
TOTAL	35,220 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 3/ T 14558	LAND	217,000	180,900
Inf1	FACTOR 100			BUILDING	283,000	251,900
Inf2	PHY 100			DETACHED	2,500	2,300
				OTHER	0	0
				TOTAL	502,500	435,100

DETACHED

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



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2018	SD
MODEL	1		RESIDENTIAL	LIST REVIEW		
STYLE	5	0.95	COLONIAL [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,908	DETAIL ADJ	0.969
\$NLA(RCN)	\$185	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$5,271	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		39.63	37,091
A	BAS	L	BASE AREA	936	1986	163.23	152,783
+	USF	L	UPPER STORY FIN	972	1986	148.33	144,177
C	WDK	N	WOOD DECK	240		31.60	7,584
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	353,725
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	U
ELECT	
EFF.YR/AGE	2001 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$283,000