Key: 793

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 681

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MESERVE PAUL M & KRISTY L 22 MELISSA CIR E BRIDGEWATER, MA 02333	17-47-0	22 MELISSA CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MESERVE PAUL M & KRISTY L	10/21/2008	A	1	36463-018
22 MELISSA CIRCLE REALTY	05/19/2008	A	1	35979-093
MESERVE KRISTY L & PAUL M	10/31/2007	QS	422,000	35248-029

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

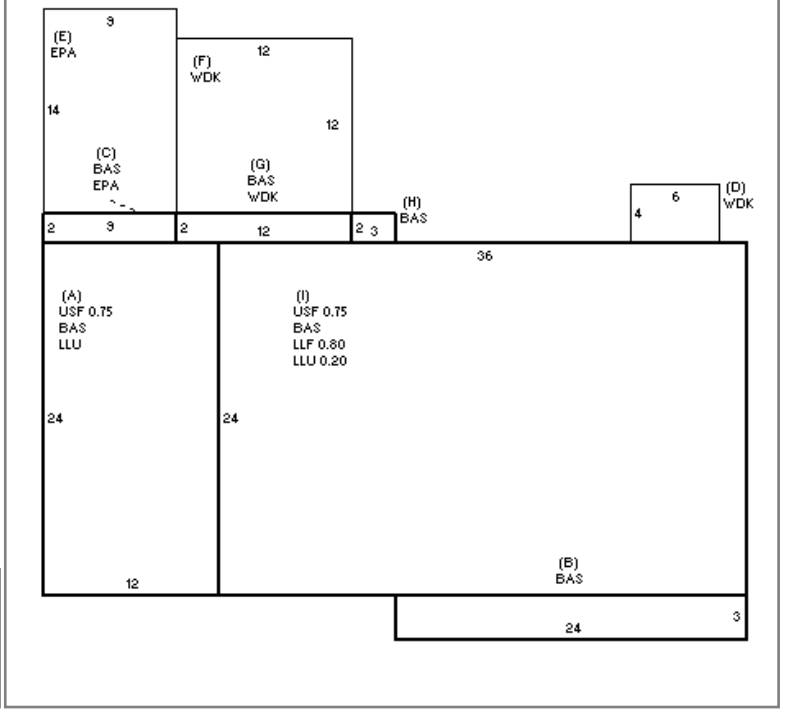
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		5	SPLIT/SUB		06/18/2020	SD	0	0
BP-19-278	08/13/2019	3	ALTERATIONS	29,450	06/18/2020	SD	0	100
2274	11/14/2014	3	ALTERATIONS	10,000			0	100
		6	CYCL GROWTH		10/29/2013	LF	0	0
1572	06/05/2013	3	ALTERATIONS	700			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,000	4 1.00	100 1.00	100 1.00	225,600	1.17	100 1.00	4 1.20			217,770

TOTAL	36,000 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 6/ T 14528		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	217,800	181,600
BUILDING	340,200	294,000
DETACHED	11,300	10,700
OTHER	0	0
TOTAL	**569,300**	**486,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500
IPV	A 1.00	30 0.70		1986	648	19.48	8,800

PHOTO 06/23/2020

BLDG COMMENTS

RAISED CAPE/ IN-LAW APT

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	6/18/2020	SD
LIST	6/18/2020	SD
REVIEW	3/20/2013	ER

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,136	DETAIL ADJ	1.020
$NLA(RCN)	$210	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$6,242
# 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	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
+	LLU	N	LOWER LEVEL UNF	461		54.52	25,134
+	USF	L	UPPER STORY FIN	864	1986	134.02	115,790
+	BAS	L	BASE AREA	1,272	1986	147.48	187,592
+	EPA	N	ENCLOSED PORCH	144		74.40	10,714
+	WDK	N	WOOD DECK	192		31.60	6,067
I	LLF	N	LOWER LEVEL FIN	691		105.57	72,950
	BMG	O	BSMT GARAGE	2		2,063.00	4,126
	F21	O	FPL 2S 1OP	2		6,819.50	13,639
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	447,641
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	$340,200