

Key: 848

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 710

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MENDONCA AGOSTINHO R & NILZA MARIA 762 BRIDGE ST E BRIDGEWATER, MA 02333				18-26-0				762 BRIDGE ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MENDONCA AGOSTINHO R FLAVELL JOHN P & WILSON C				02/15/1990	QS	205,000	9609-278 8607-318	

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	%
		6	CYCL GROWTH		07/07/2016	SD	0	0
		51	FIELD REVIEW		11/20/2013	SLB	0	0

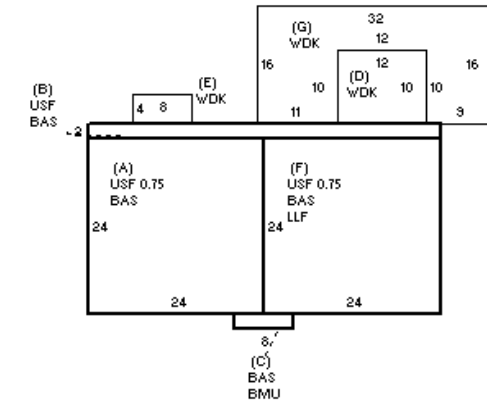
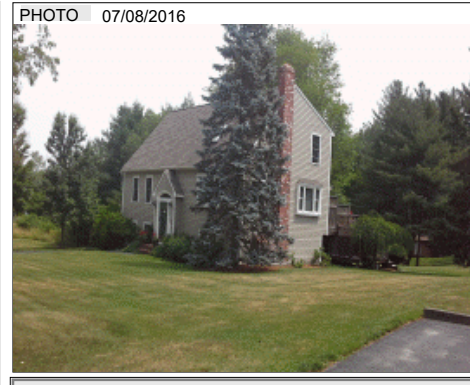
LAND

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	188,000	1.00	100	3	1.00		188,000
300	A	0.060	3	1.00	100	5,700	1.00	100	ELP	1.00		340

TOTAL	1.060 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 12		LAND	188,300	171,300
Infl1	FACTOR 100		LAND	318,000	274,200		
Infl2	PHY 100		DETACHED	2,800	2,700		
			OTHER	0	0		
<b>TOTAL</b>						<b>509,100</b>	<b>448,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	1996	230	20.44	2,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2016	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/21/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
RAISED CAPE

INDING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,951
NET AREA	2,224	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,264	1988	153.34	193,823	CONDITION ELEM	CD
\$NLA(RCN)	\$191	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	960	1988	139.34	133,771		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	16		52.06	833		
STORIES	1.75	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	544		31.60	17,190		
ROOMS	6		1.00	FLOOR COVER	99	N/A	1.00	F	LLF	N	LOWER LEVEL FIN	576		109.77	63,227		
BEDROOMS	3		1.00	INT FINISH	99	N/A	1.00	BMG	O	BSMT GARAGE	2		2,063.00	4,126			
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		6,819.00	6,819			
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	6	\$4,162		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										
EFF.YR/AGE 1989 / 32																	
COND 25 25 %																	
FUNC 0																	
ECON 0																	
DEPR 25 % GD 75																	
RCNLD \$318,000																	