

Key: 1080

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 901

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION			
LANG CHRISTOPHER C 8 HUDSON PL E BRIDGEWATER, MA 02333				25-3-0				8 HUDSON PL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LANG CHRISTOPHER C				11/03/2021	QS	440,000		55960-061			
FINCH DOREEN				09/21/2001	H	1		20567-349			
FINCH TIMOTHY & DOREEN				01/24/1991	QS	130,000		10124-005			

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		09/26/2022	SD	0	0
		6	CYCL GROWTH		02/16/2022	SD	0	0
		6	CYCL GROWTH		05/09/2013	LFF	0	0

LEGALS AND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,260 4	1.00	100	1.00	100	1.00	1.00	4	1.20		225,280

TOTAL	43,260 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 8		LAND	225,300	187,800
Inf1	FACTOR 100		BUILDING	231,100	193,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	456,400	381,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/26/2022	SD
MODEL	1		RESIDENTIAL	LIST	9/26/2022	SD
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,132	DETAIL ADJ	1.092
\$NLA(RCN)	\$280	OVERALL	1.000

CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,713	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	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	11	HW/COOL AIR	1.04
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	LLU	N	LOWER LEVEL UNF	528		65.05	34,347
A	LLF	N	LOWER LEVEL FIN	528		125.96	66,507
B	WDK	N	WOOD DECK	192		31.60	6,067
+	BAS	L	BASE AREA	1,132	1980	175.96	199,186
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	316,639
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$231,100

