

Key: 1175

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 959

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LARSEN PETER A & DEBRA J 22 RIVER RD E BRIDGEWATER, MA 02333				28-21-0 22 RIVER RD							
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LARSEN PETER A & DEBRA J				10/05/2020	A	100		53562-058			
22 RIVER ROAD LLC				09/07/2018	QS	384,000		50267-107			
BAGGIA ROSEMARY				11/05/1980	QS	4906-348		4906-348			

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	%
BP-21-277	06/10/2021	3	ALTERATIONS	34,351				0
		6	CYCL GROWTH		06/17/2020	SD		0
BP-19-408	11/05/2019	3	ALTERATIONS	890	05/01/2020	SLB	100	100
BP-19-315	08/22/2019	7	DETACHED BLD	5,000	05/01/2020	SLB	100	100
		51	FIELD REVIEW		08/12/2019	PW		0

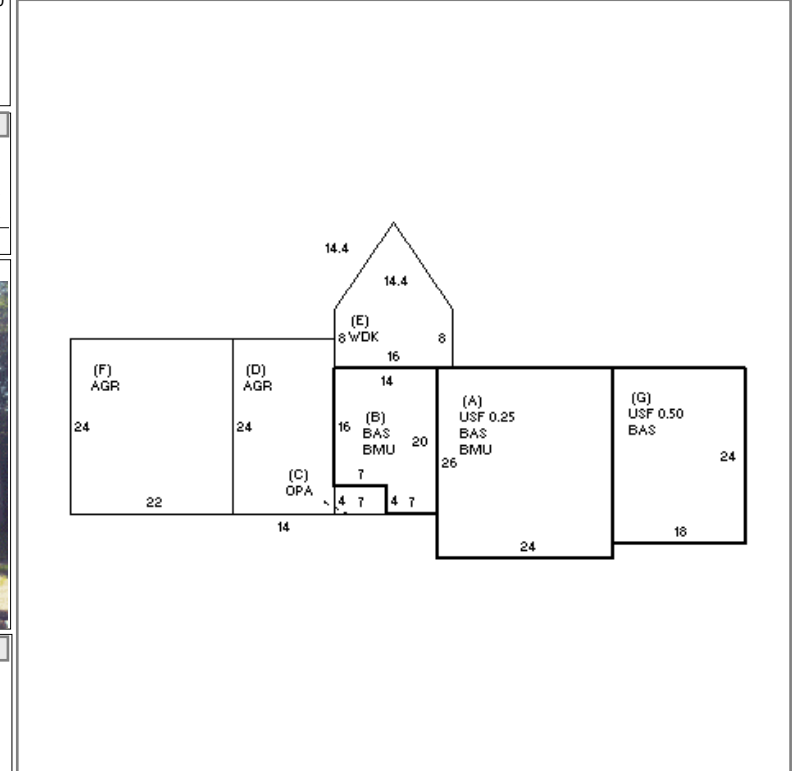
LAND

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	100	1.00	4	1.20		225,600
300	A	0.400	4	1.00	100	1.00	100	1.00	ELP	1.00		2,280

DETACHED

TOTAL	1.400 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4		N O T E	LOT G/ T 12758		LAND	227,900	190,200
Inf1	FACTOR 100			BUILDING	303,000	262,100		
Inf2	PHY 100			DETACHED	4,600	4,400		
				OTHER	0	0		
				TOTAL		535,500	456,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12 X 22	2020	264	19.42
							4,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/17/2020	SD
MODEL	1		RESIDENTIAL	LIST	6/17/2020	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	3/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	1.020
\$NLA(RCN)	\$240	OVERALL	1.000

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

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$3,468
# UNITS	1	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	403.951
+	BMU	N	BSMT UNFINISHED	876		40.43	35,413		
+	USF	L	UPPER STORY FIN	372	1981	163.24	60,726		
C	OPA	N	OPEN PORCH	28		42.71	1,196		
+	AGR	N	ATT GARAGE	864		62.83	54,284		
E	WDK	N	WOOD DECK	224		31.60	7,078		
+	BAS	L	BASE AREA	1,308	1981	179.64	234,967		
	F21	O	FPL 2S 1OP	1		6,819.00	6,819		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1987 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75

RCNLD	\$303,000
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