

Key: 1179

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 963

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WOLFE JOHN S & SHEPARD DAWNE E 3 RIVER RD E BRIDGEWATER, MA 02333				28-25-0				3 RIVER RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WOLFE JOHN S & SOURCE ONE MORTGAGE SERVI DALTON ROBERT C & VALERIE				07/15/1994	L	130,000	13020-127	
				04/11/1994	QS	-						
				12/12/1980	QS	4926-309						

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 %
628		6	CYCL GROWTH		07/02/2013	LF	0 0
634	06/24/2004	6	CYCL GROWTH	1,000	11/12/2008		0 0
	06/24/2004	3	ALTERATIONS	2,000			0 0
		8	POOL				0 0

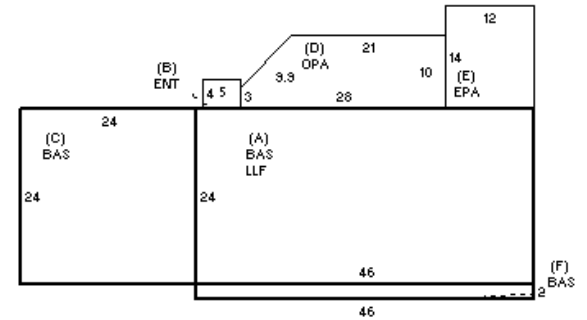
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	35,800 4	1.00	100	100	1.00	225,600	1.17	100	1.00	4	1.20	217,560

TOTAL	35,800 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT C		LAND	217,600	181,400
Infl1	FACTOR 100		BUILDING	333,400	285,500		
Infl2	PHY 100		DETACHED	4,000	3,700		
			OTHER	0	0		
					TOTAL	555,000	470,600

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
SHF	A	1.00	10 0.90 8X10		80	20.44	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2013	LF
MODEL	1		RESIDENTIAL	LIST	5/16/2005	EST
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
IN-LAW APT		

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YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456.647
NET AREA	1,772	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	N	LOWER LEVEL FIN	1,104		115.52	127,539		
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	ENT	N	ENCLOSED ENTRY	20		81.10	1,622		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,772	1980	161.38	285,969		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	256		42.70	10,931		
				FLOOR COVER	99	N/A	1.00	E	EPA	N	ENCLOSED PORCH	168		74.40	12,499		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		KIT	O	XTRA KITCHEN	1		5,387.00	5,387		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

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	\$333,400