Key: 1193

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 977

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHARLES W LUFKIN REVOCABLE TR LUFKIN CHARLES W 36 ROLLING HILLS DR E BRIDGEWATER, MA 02333	28-39-0	36 ROLLING HILLS DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHARLES W LUFKIN REVOCABL	07/31/2020	A	10	53175-323
LUFKIN CHARLES WILSON &	08/11/2014	QS	437,000	44624-273
MONDEAU ROBERT T & DONNA	11/10/1998	A	1	16800-096

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

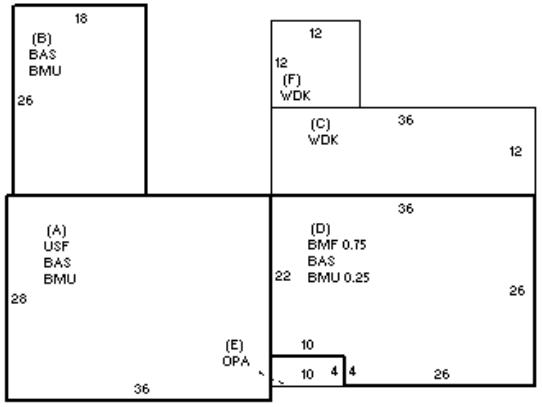
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/16/2020	SD	0	0
BP-19-415	10/30/2019	7	DETACHED BLD	127,000	05/13/2020	SLB	100	100
2017-0048	05/15/2017	3	ALTERATIONS	8,000			0	0
		51	FIELD REVIEW		05/25/2015	PW	0	0
		6	CYCL GROWTH		09/03/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,868	4 1.00	100 1.00	100 1.00	225,600	1.17	100 1.00	4 1.20			217,640

TOTAL	35,850 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	217,600	181,500
BUILDING	440,500	388,600
DETACHED	71,700	68,200
OTHER	0	0
TOTAL	**729,800**	**638,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500
HTB	A 1.00	40 0.60			1	5,773.60	3,500
DGF	A 1.00	40 0.60		2003	600	51.35	18,500
GFU	A 1.00	10 0.90	38 X 24	2020	912	57.55	47,200

PHOTO 07/02/2020

BLDG COMMENTS

IN-LAW APT

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/9/2020	SLB
LIST	11/9/2020	SLB
REVIEW	3/25/2013	ER

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	3,380	DETAIL ADJ	0.978
$NLA(RCN)	$174	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$7,315
# 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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,700		32.44	55,156
+	BAS	L	BASE AREA	2,372	1988	140.55	333,392
A	USF	L	UPPER STORY FIN	1,008	1988	127.72	128,746
+	WDK	N	WOOD DECK	576		31.60	18,202
D	BMF	N	BSMT FINISH-SEP	672		45.63	30,662
E	OPA	N	OPEN PORCH	40		42.70	1,708
	F21	O	FPL 2S 1OP	1		6,819.00	6,819
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	587,387
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1988 / 33	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$440,500