

Key: 1272

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.050

LEGALS


CURRENT OWNER				PARCEL ID				LOCATION				
BOHAN JOHN FRANCIS JR & ANDREA MARIE				30-39-0				3 SATUCKET AV				
3 SATUCKET AVE				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)				
E BRIDGEWATER, MA 02333				BOHAN JOHN FRANCIS JR & A TROPEANO ROBERT W & JACQU				02/01/2021 A 1 54313-311				
				BOHAN JOHN FRANCIS JR				01/23/2017 A 1 48029-045				
								11/02/2015 QS 310,000 46229-336				
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	5	1.20		225,600
300	A	0.049	5	1.00	100	1.00	100	1.00	ELP	1.00		280

LAND

TOTAL	1.049 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	N O T E Seeking Variance for 22x24 Garage and 16x24.2 deck	LAND	225,900	196,900		
Inf1	FACTOR 100		BUILDING	314,700	277,100		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	543,100	476,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60	1996	200	20.44	2,500	04/10/2017

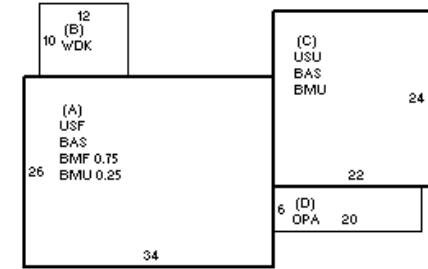


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	425,329
NET AREA	2,296	DETAIL ADJ	0.950	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	749		35.64	26,692		
\$NLA(RCN)	\$185	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	663		50.12	33,228		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	884	1990	142.49	125,958		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	884	1990	129.48	114,462		
				FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	120		31.60	3,792		
				INT FINISH	99	N/A	1.00	C	BAS	L	BASE AREA	528	2017	142.49	75,233		
				HEATING/COOLING	1	FORCED AIR	1.00	C	USU	N	UPPER STORY UNF	528		57.09	30,145		
				FUEL SOURCE	99	N/A	1.00	D	OPA	N	OPEN PORCH	120		42.70	5,124		
				ARPUD	0		1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				AFFORDABLE	0		1.00										

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	%
22-464	10/06/2022	3	ALTERATIONS		03/27/2018	SD	0	0
		99	OTHER		04/10/2017	SLB	100	100
106	12/29/2016	3	ALTERATIONS	3,000	04/10/2017	SLB	51	0
3095	10/25/2016	2	ADDITIONS	113,000	06/02/2016	PW	0	0
		51	FIELD REVIEW					



BLDG COMMENTS
MLS reported needed cosmetics and updating. Addition 51% complete - 4/10/17 - recheck

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1983 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$314,700