

Key: 1273

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.051

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PAK NICHOLAS R & JENNIFER S 45 SACHEM ROCK AVE E BRIDGEWATER, MA 02333				30-40-0 45 SACHEM ROCK AV							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PAK NICHOLAS R & JENNIFER WATERS PAUL A JR & ROBYN				10/26/2017	QS	530,000	49095-294				
				08/18/2000	A	100	18799-072				
				09/04/1992	QS	208,000	11241-133				

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	%
252		61	SITE VISIT		05/11/2018	SD	0	0
		6	CYCL GROWTH		03/16/2018	SD	0	0
		6	CYCL GROWTH		06/21/2013	SLB	0	0
		3	ALTERATIONS	3,400	05/14/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,284	5	1.00	100	1.00	100	1.00	5	1.20		221,180

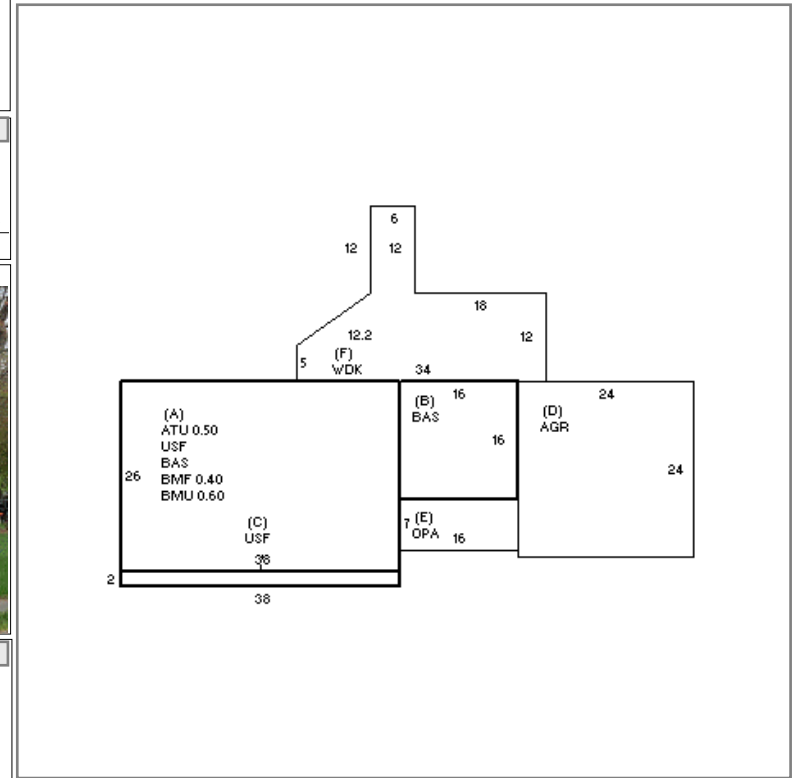
  

TOTAL	39,284 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	N O T E	LOT 40		LAND	221,200	192,800
Inf1	FACTOR 100		LAND	410,600	367,600		
Inf2	PHY 100		DETACHED	13,800	13,200		
			OTHER	0	0		
			<b>TOTAL</b>		<b>645,600</b>	<b>573,600</b>	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00	50 0.50	1998	400	24.96	5,000
IPV	A	1.00	30 0.70	1998	648	19.48	8,800

PHOTO 05/11/2018

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/25/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	500,684
NET AREA	2,308	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	593		40.95	24,286	CONDITION ELEM	CD
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	395		57.59	22,749	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	494		31.81	15,716	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,244	1986	164.45	204,577	KITCHEN	G
				FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	1,064	1986	149.44	159,005	BATHS	G
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	576		71.28	41,056	HEAT	
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	OPA	N	OPEN PORCH	112		44.83	5,021	ELECT	
				FUEL SOURCE	99	N/A	1.00	F	WDK	N	WOOD DECK	445		33.18	14,765		
				ARPUD	0		1.00	F21	O		FPL 2S 1OP	1		7,160.00	7,160		
				AFFORDABLE	0		1.00										

EFF.YR/AGE	2003 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$410,600