

Key: 1293

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.069

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOLMES RYAN J & MICHELE B 40 SATUCKET AVE E BRIDGEWATER, MA 02333				30-61-0				40 SATUCKET AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOLMES RYAN J & MICHELE B				06/19/2012	QS	400,000	41530-115				
HARMER DONALD W & EMILY L				05/18/1988	QS		8456-256				
SACHEM ROCK BUILDERS INC				12/06/1985	QS		6461-064				

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	%
	09/17/2012	51	FIELD REVIEW		09/24/2013	LF	0	0
		51	FIELD REVIEW		09/23/2013	PW	0	0
		6	CYCL GROWTH				0	0

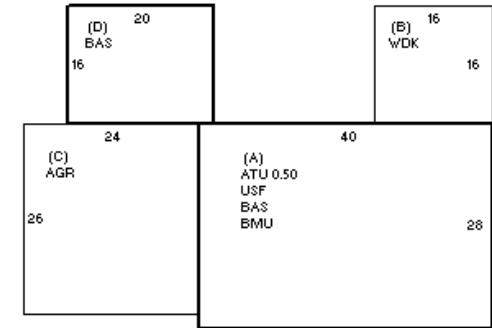
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,440 5	1.00	100	1.00	225,600	1.04	100	1.00	5	1.20	223,400

TOTAL	41,426 SF	ZONING	RES 5	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	N O T E	LOT 31	LAND	223,400	194,700		
Inf1	FACTOR 100		BUILDING	389,800	348,800			
Inf2	PHY 100		DETACHED	11,300	10,700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>624,500</b>	<b>554,200</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70	1990	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2013	LF
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

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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	519,762	
NET AREA	2,560	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		39.57	44,316	CONDITION ELEM	CD	
\$NLA(RCN)	\$203	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,120	1986	145.17	162,592	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF		31.82	17,816	INTERIOR		
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK		256		33.18	8,495	KITCHEN		
ROOMS	8	1.00	FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE		624		70.03	43,696	BATHS		
BEDROOMS	4	1.00	INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA		1,440	1986	159.75	230,044	HEAT		
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP		1			7,160.00	7,160	ELECT		
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00												
TOT FIXTURES	8	\$5,644	ARPUD	0		1.00												
# UNITS	1	1.00	AFFORDABLE	0		1.00												
																EFF.YR/AGE	1989 / 32	
																COND	25 25%	
																FUNC	0	
																ECON	0	
																DEPR	25 % GD 75	
																RCNLD	\$389,800	