Key: 1296

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.072

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHAN JAMES &	30-64-0	25 CAREYS LANDING
LEE-CHAN ALLY LAI LEE		
25 CAREY'S LANDING		
E BRIDGEWATER, MA 02333		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHAN JAMES &	07/16/2009	A	1	37499-091
CHAN JAMES & SIEMENS	06/28/1991	D	60,000	10353-304
CAREY PHILLIP & HELEN		QS		1917-033

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

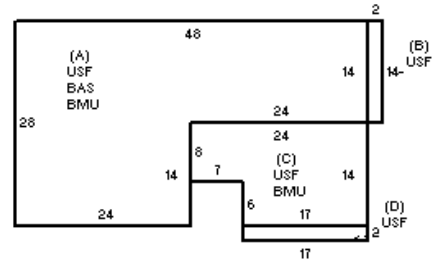
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/24/2013	LF	0	0
71	03/13/2002	6	CYCL GROWTH		03/13/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,252	5 1.00	100 1.00	100 1.00	225,600	1.19	100 1.00	5 1.20			216,990

TOTAL	35,252 SF	ZONING		FRNT	0
Ngh	RES 5	NOTE	LOT 2		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	217,000	189,100
BUILDING	305,400	286,000
DETACHED	0	0
OTHER	0	0
TOTAL	**522,400**	**475,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/16/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.98	CONTEMPORARY [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/24/2013	LF
LIST		
REVIEW	3/25/2013	ER

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	2,372	DETAIL ADJ	0.980
$NLA(RCN)	$169	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,998
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,302		36.30	47,258
A	BAS	L	BASE AREA	1,008	1991	154.16	155,390
+	USF	L	UPPER STORY FIN	1,364	1991	140.09	191,077
	BMG	O	BSMT GARAGE	2		2,063.00	4,126

TOTAL RCN 401,849

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1991 / 30

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $305,400