

Key: 1590

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.345

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COHEN ERIC D & NANCY A 26 ROLLING HILLS DR E BRIDGEWATER, MA 02333				39-8-0				26 ROLLING HILLS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COHEN ERIC D & NANCY A				03/28/1994	QS	193,000	12760-123				
JENSEN RITA P				07/17/1989	QS	215,000	9247-259				
DAGOSTINO ROBERT N				05/13/1988	QS		8483-314				

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 %
BP-21-454	09/23/2021	3	ALTERATIONS	1,300			0 0
3026	08/15/2016	7	DETACHED BLD	2,000	05/09/2018	SLB	100 100
2239	10/17/2014	3	ALTERATIONS	11,700			0 0
	07/08/2013	6	CYCL GROWTH		10/07/2013	SLB	0 0
	01/04/2013	6	CYCL GROWTH		01/04/2013	LFF	0 0

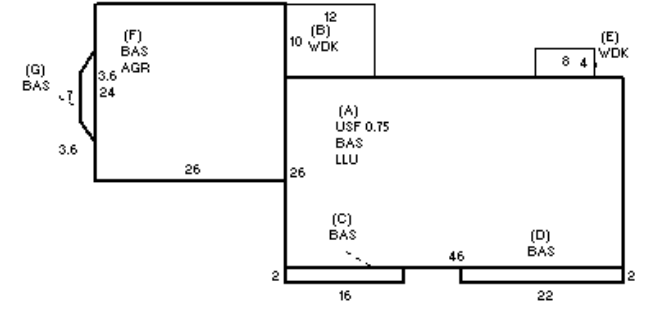
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	43,560 4	1.00	100	1.00	100	1.00	1.00	225,600	1.00	100	1.00	4	1.20	225,600
300	A	0.910 4	1.00	100	1.00	100	1.00	1.00	5,700	1.00	100	1.00	ELP	1.00	5,190

TOTAL	1.910 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4		NOTE	LAND	230,800	192,800		
Inf1	FACTOR 100	BUILDING		379,700	328,500			
Inf2	PHY 100	DETACHED		2,900	2,800			
		OTHER		0	0			
		TOTAL		613,400	524,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/09/2018
SHF	A	1.00	10 0.90	10 X 16	2018	160	20.44	2,900	



BLDG COMMENTS
RAISED CAPE

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/27/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

I L D I N G

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	506,216
NET AREA	2,813	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	1,196		52.29	62,536		
\$NLA(RCN)	\$180	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	897	1988	128.53	115,289		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	152		31.60	4,803		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,916	1988	141.44	270,992		
				FLOOR COVER	99	N/A	1.00	F	AGR	N	ATT GARAGE	624		66.69	41,615		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1989 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$379,700	