

Key: 1591

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.346

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLORES REALTY TRUST FLORES PETER T JR & LYNNE A 24 ROLLING HILLS DR E BRIDGEWATER, MA 02333				39-9-0				24 ROLLING HILLS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLORES REALTY TRUST				08/01/2014	A	1	44596-316				
FLORES PETER T & LYNN A				06/27/1990	QS	168,000	9823-147				
DAGOSTINO ROBERT N				06/16/1990	QS		9802-308				

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	%
602	07/06/2006	6	CYCL GROWTH ALTERATIONS	5,500	07/01/2013	LF	0	0
		3					0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	0.640 4	1.00	100	1.00	100	1.00	1.00	5,700	1.00	100	1.00	ELP	1.00	3,650

DETACHED

TOTAL	1.640 Acres				ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4				NOTE					
Infl1	FACTOR 100					LAND	229,300	191,400		
Infl2	PHY 100					BUILDING	257,700	222,400		
					DETACHED	11,300	10,700			
					OTHER	0	0			
					TOTAL	498,300	424,500			

(B) 12
wDK
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60		1996	200	20.44	2,500
IPV	A	1.00 30 0.70		1996	648	19.48	8,800



(A)
BAS
LLF 0.30
LLU 0.70

28

48

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/27/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	343,563	
NET AREA	1,344	DETAIL ADJ	1.092	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	941		61.32	57,705	CONDITION ELEM	CD	
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	N	LOWER LEVEL FIN	403		118.74	47,853	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,344	1989	165.88	222,939	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	120		31.60	3,792	KITCHEN		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT		
				FUEL SOURCE	99	N/A	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1989 / 32
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$257,700