

Key: 1602

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.355

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CURRENT OWNER				PARCEL ID				LOCATION			
CASHMAN MICHAEL R & LAURA L 13 ROLLING HILLS DR E BRIDGEWATER, MA 02333				39-20-0				13 ROLLING HILLS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CASHMAN MICHAEL R & LAURA				03/05/2008	H	390,000	35689-035				
ESLAO BARBARA A & WILLIAM				03/14/1995	A	100	13468-109				
MCGRAIL JOHN R & RUTH T &				02/05/1988	QS	264,600	8275-101				

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	%
2350	02/10/2015	3	ALTERATIONS	34,000			0	0
545	09/08/2010	51	FIELD REVIEW		10/08/2013	LF	0	0
		3	ALTERATIONS	3,800			0	0

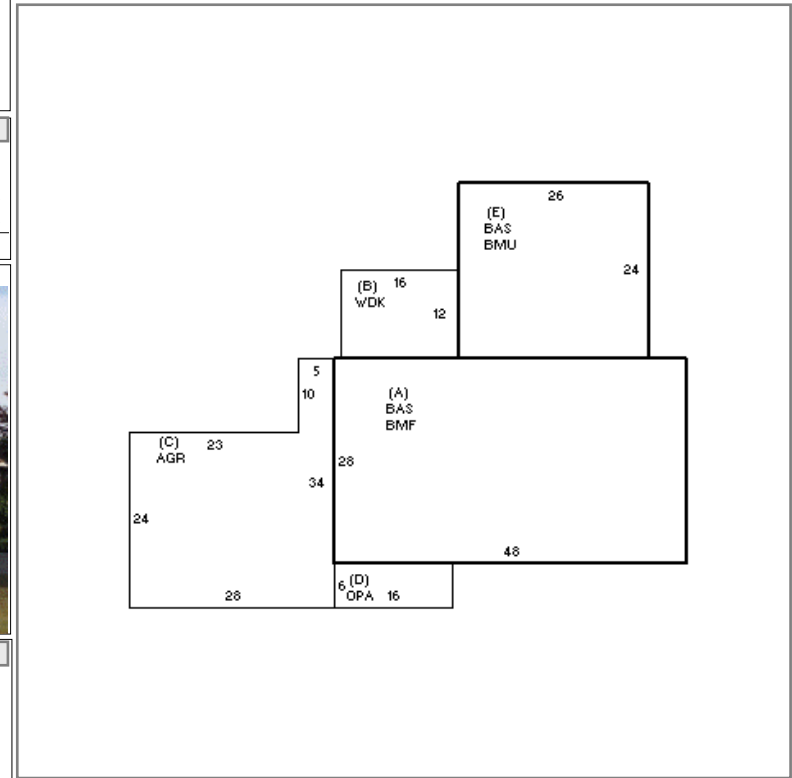
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	41,172 4	1.00	100	1.00	100	1.00	225,600	1.05	100	1.00	4	1.20		223,130

TOTAL	41,164 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 27		LAND	223,100	186,000
Inf1	FACTOR 100		BUILDING	362,500	333,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	585,600	519,700		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/8/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	3/27/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,968	DETAIL ADJ	1.030
\$NLA(RCN)	\$252	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$6,304	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	496,595
A	BMF	N	BSMT FINISH-SEP	1,344		46.99	63,160		
+	BAS	L	BASE AREA	1,968	1988	171.71	337,927		
B	WDK	N	WOOD DECK	192		31.60	6,067		
C	AGR	N	ATT GARAGE	722		64.80	46,782		
D	OPA	N	OPEN PORCH	96		42.70	4,099		
E	BMU	N	BSMT UNFINISHED	624		33.42	20,852		
F11	O		FPL 1S 1OP	1		6,017.00	6,017		
KIT	O		XTRA KITCHEN	1		5,387.00	5,387		

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CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$362,500