

Key: 1689

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.429

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FANDRICH MARK P S/O DECHAMBEAU CODY & WALSH AM 440 BEDFORD ST E BRIDGEWATER, MA 02333				41-55-0				440 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DECHAMBEAU CODY & WALSH A				07/01/2022	QS	558,000	56986-334				
FANDRICH MARK P				03/29/2007	O	300,000	34304-260				
BUCKLAND ROGER L & KATHLE				10/07/1960	QS		2807-415				

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 %
20	05/14/2003	6	CYCL GROWTH		10/21/2015	SD	0 0
364	12/10/2001	6	CYCL GROWTH		06/27/2013		0 0
		6	CYCL GROWTH		06/18/2007		0 0
		7	DETACHED BLD	3,500			0 0
		3	ALTERATIONS	1,000	05/21/2003	KB	100 100

LAND

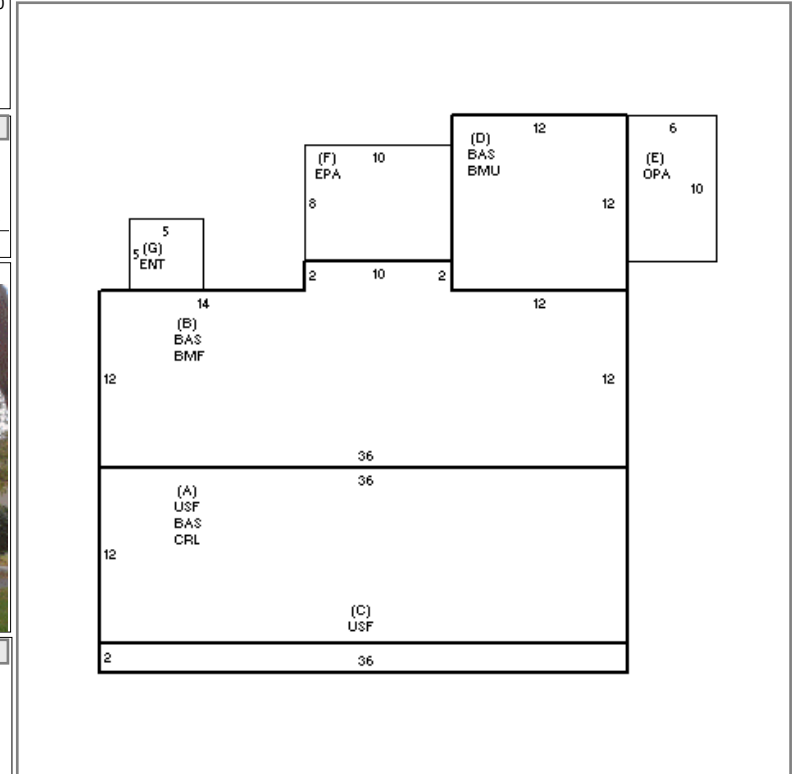
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	7	1.00	100	178,600	1.00	100	1.00	7	0.95	178,600
300	A	0.090	7	1.00	100	5,700	1.00	100	1.00	ELP	1.00	510

TOTAL	1.090 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N O T E	T 7112		LAND	179,100	162,900
Inf1	FACTOR 100				BUILDING	230,000	212,900
Inf2	PHY 100				DETACHED	56,700	54,100
					OTHER	0	0
					TOTAL	465,800	429,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80	2000	612	51.15	25,000
DGF	-	0.90	10 0.90	2000	800	44.01	31,700



BUILDING	CD	ADJ	DESC	MEASURE	10/21/2015	SD
MODEL	1		RESIDENTIAL	LIST	5/21/2003	KB
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	3/27/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	338,206
NET AREA	1,532	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	432		8.56	3,696		
\$NLA(RCN)	\$221	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,028	1960	195.34	200,806		
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH-SEP	452		54.22	24,506		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	504	1960	177.51	89,464		
				FLOOR COVER	99	N/A	1.00	D	BMU	N	BSMT UNFINISHED	144		38.55	5,551		
				INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	60		42.70	2,562		
				HEATING/COOLING	2	HOT WATER	1.02	F	EPA	N	ENCLOSED PORCH	80		74.40	5,952		
				FUEL SOURCE	2	GAS	1.00	G	ENT	N	ENCLOSED ENTRY	25		81.12	2,028		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1970 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$230,000