

Key: 1830

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.549

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BEALL FREDERICK B C & CHRISTINE A 40 GEORGE RD E BRIDGEWATER, MA 02333				46-54-0				40 GEORGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEALL FREDERICK B C & LAPIERRE WILLIAM A & BREN				08/26/1993	QS	172,900	12151-191				
				10/31/1983	QS		5494-280				

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-20-312	07/07/2020	3	ALTERATIONS	150			0 0
2832	03/04/2016	3	ALTERATIONS	54,675	04/15/2016	SLB	100 100
2550	06/29/2015	2	ADDITIONS	49,000	04/15/2016	SLB	100 100
		6	CYCL GROWTH		06/05/2013	LF	0 0
109	06/14/2005	3	ALTERATIONS	7,800	06/27/2005	SLB	100 100

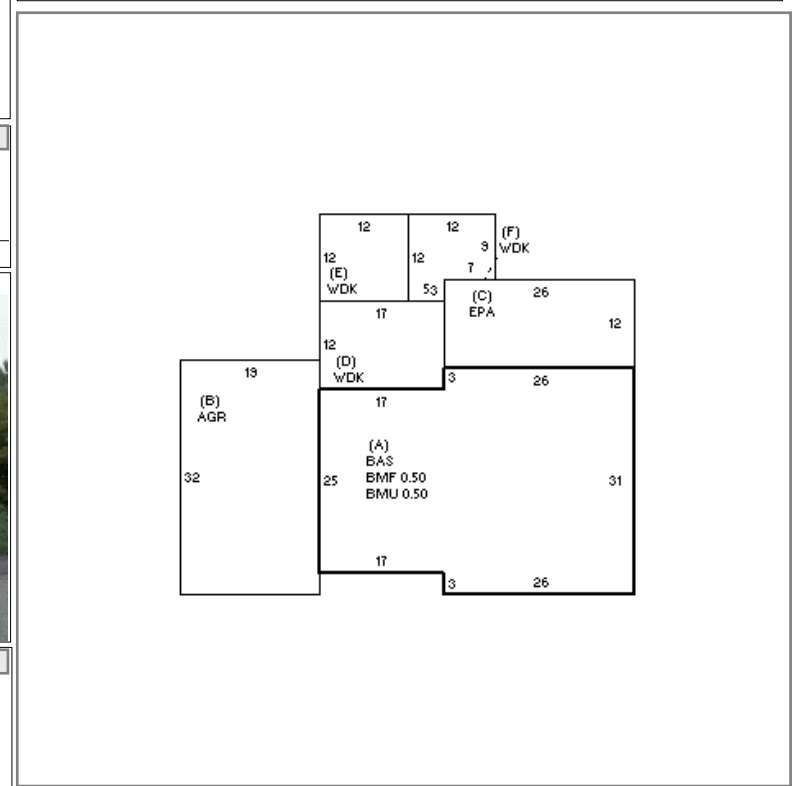
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,500 3	1.00	100	1.00	188,000	1.18	100	1.00	3	1.00	181,040

TOTAL	35,500 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E  LOT 7 / T 13533			LAND	181,000	164,700
Inf1	FACTOR 100		BUILDING	319,800	294,300		
Inf2	PHY 100		DETACHED	8,800	8,400		
			OTHER	0	0		
					<b>TOTAL</b>	<b>509,600</b>	<b>467,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00 30 0.70		1990	648	19.48	8,800



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/15/2016	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	399,807		
NET AREA	1,231	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	616		36.78	22,658	CONDITION ELEM	CD		
\$NLA(RCN)	\$325	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	616		51.73	31,864	EXTERIOR	G		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,231	1983	203.80	250,882	INTERIOR		
STORIES	1	1.00	1	1.00	ROOF COVER	1	ASP SHINGLES	1.00	B	AGR	N	ATT GARAGE	608		67.11	40,804	KITCHEN		
ROOMS	7	1.00			FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	312		74.40	23,213	BATHS		
BEDROOMS	4	1.00			INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	471		31.60	14,884	HEAT	U	
BATHROOMS	1	1.00			HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	2		6,017.00	12,034	ELECT			
# 1/2 BATHS	1	1.00			FUEL SOURCE	99	N/A	1.00											
TOT FIXTURES	5	\$3,468			ARPUD	0		1.00											
# UNITS	1	1.00			AFFORDABLE	0		1.00											
																EFF.YR/AGE	2001 / 20		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$319,800		