

Key: 1911

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.623

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
GARDNER JOHN C & CLAIRE J				49-9-0				71 LORRAINE DR				
71 LORRAINE DR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
E BRIDGEWATER, MA 02333				GARDNER JOHN C & CLAIRE J				07/06/1977	QS		4285-271	

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-21-210	05/06/2021	3	ALTERATIONS	40,695	04/28/2020	SD	0 0
BP-20-156	05/01/2020	3	ALTERATIONS	7,040			0 0
		6	CYCL GROWTH				0 0
BP-18-190	08/18/2018	3	ALTERATIONS	9,259			0 0
2549	06/25/2015	3	ALTERATIONS	20,800			0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,013 3	1.00	100	1.00	188,000	1.78	100	1.00	3	1.00	169,400

TOTAL	22,013 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 1/ T 11857	LAND	169,400	154,100		
Inf1	FACTOR 100		BUILDING	195,100	168,900		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	367,000	325,300		

DETACHED

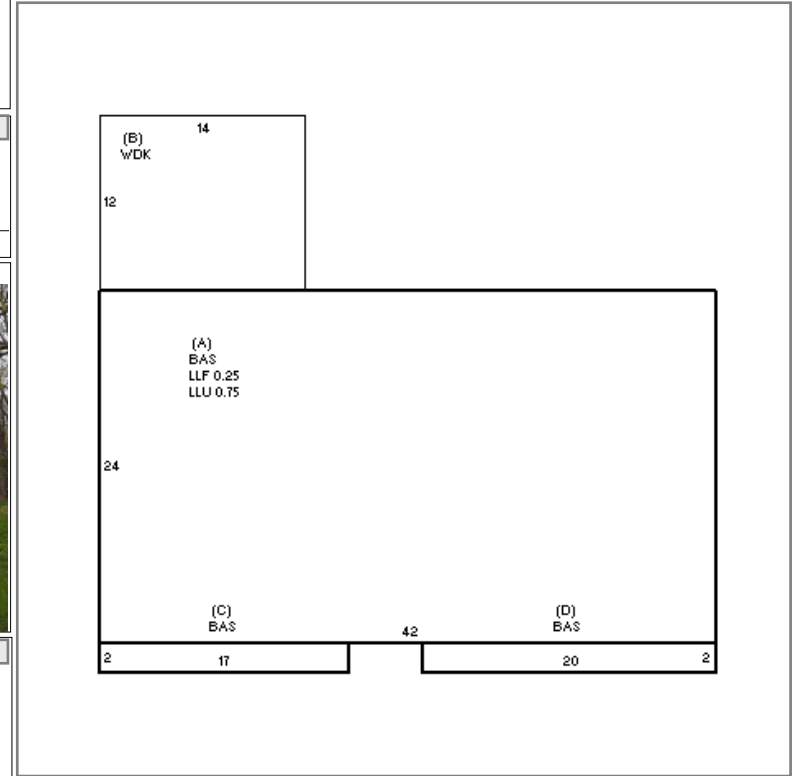
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			200	20.44	2,500



BLDG COMMENTS		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2020	SD
MODEL	1		RESIDENTIAL	LIST	4/28/2020	SD
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,082	DETAIL ADJ	1.081
\$NLA(RCN)	\$265	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,205	
# 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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	756		65.37	49,420
A	LLF	N	LOWER LEVEL FIN	252		126.58	31,898
B	WDK	N	WOOD DECK	168		31.60	5,309
+	BAS	L	BASE AREA	1,082	1970	176.82	191,323
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	286,974	
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	\$195,100	