

Key: 1926

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.649

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CONNELLY BRIAN T & MELINDA E 45 STEVENS CT E BRIDGEWATER, MA 02333				50-10-0				45 STEVENS CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNELLY BRIAN T & MELINDA AVERILL RAYMOND T & NANCY				10/12/2007	QS	315,000	35179-230				
				06/01/1970	QS		3594-455				

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-21-384	08/04/2021	3	ALTERATIONS	3,969			0 0
		6	CYCL GROWTH		12/01/2020	SD	0 0
		6	CYCL GROWTH		08/04/2017	SD	0 0
31621	11/07/2014	3	ALTERATIONS				0 0
119A	09/15/2007	3	ALTERATIONS		05/30/2008		0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,836 3	1.00	100	100	188,000	1.17	100	1.00	3	1.00	181,330

TOTAL	35,836 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE C/W 11 62/ T 9597	LAND	181,300	164,900			
Inf1	FACTOR 100		BUILDING	154,400	148,600			
Inf2	PHY 100		DETACHED	6,700	6,300			
			OTHER	0	0			
TOTAL			TOTAL	342,400	319,800			

DETACHED

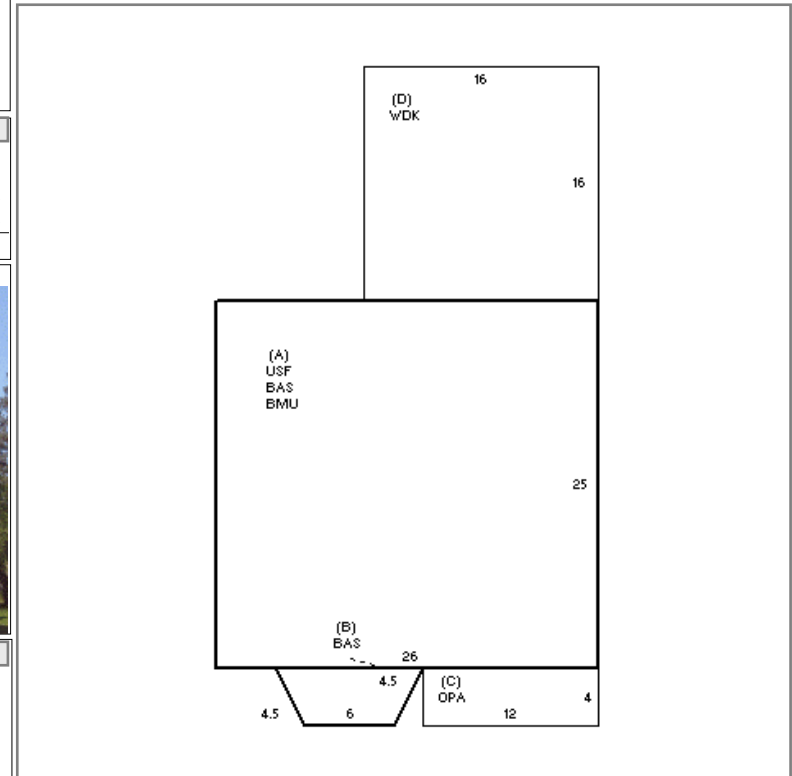
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	70 0.30		450	43.70	5,900
CAN	A	1.00	10 0.90		80	10.88	800



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/1/2020	SD
MODEL	1		RESIDENTIAL	LIST	12/1/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,332	DETAIL ADJ	0.900
\$NLA(RCN)	\$203	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$3,672	
# 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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	650		44.83	29,141
A	USF	L	UPPER STORY FIN	650	1900	157.86	102,607
+	BAS	L	BASE AREA	682	1900	173.71	118,472
C	OPA	N	OPEN PORCH	48		42.71	2,050
D	WDK	N	WOOD DECK	256		31.60	8,090
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	270,851
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	\$154,400