

Key: 2203

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.900

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON EDWARD J & JUDITH A 74 BRANCH RD E BRIDGEWATER, MA 02333				56-36-0				74 BRANCH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON EDWARD J & JUDITH				07/15/1988	QS	157,000	8583-218				
HEDLUND RONALD M & SUSAN				06/22/1984	QS	83,000	5680-22				
BACON MARK D & JOANNE				04/14/1975	QS	-					

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 %
137		6	CYCL GROWTH		08/20/2015	SD	0 0
572	07/22/2003	51	FIELD REVIEW	1,500	08/29/2013	KB	0 0
	05/16/2002	3	ALTERATIONS	30,000	03/23/2004	KB	100 100
		2	ADDITIONS		07/07/2003	KB	55 65

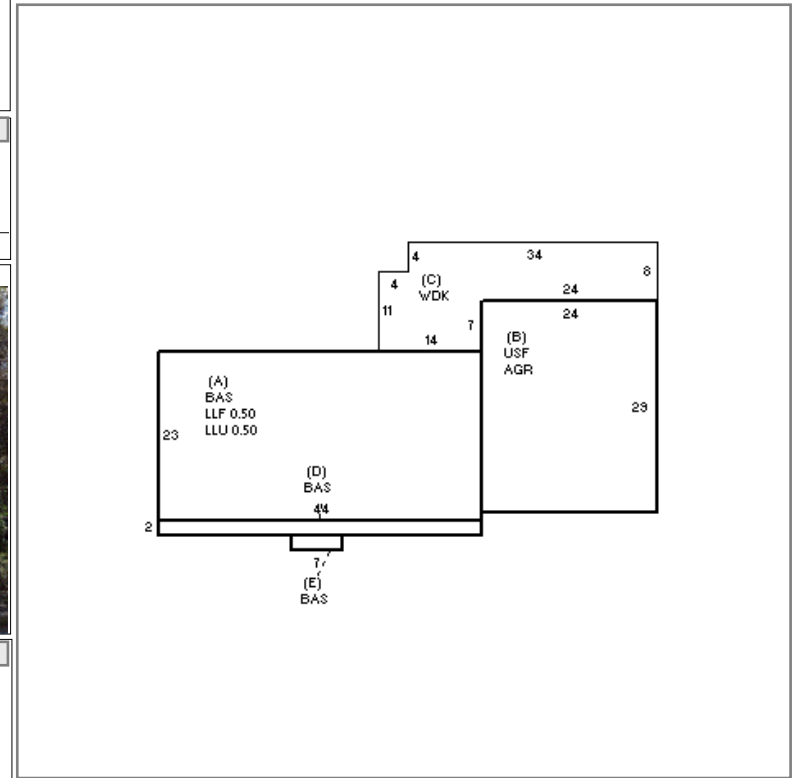
LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,000 4	1.00	100	1.00	100	1.00	225,600	1.78	100	1.00	4 1.20	203,270

TOTAL	22,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE	LAND	203,300	169,500		
Inf1	FACTOR 100		BUILDING	320,400	279,400		
Inf2	PHY 100		DETACHED	11,300	10,700		
			OTHER	0	0		
			TOTAL	535,000	459,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	1993	200	20.44	2,500
IPV	A	1.00	30 0.70		648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2015	SD
MODEL	1		RESIDENTIAL	LIST	7/7/2003	EST
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/1/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	427,162
NET AREA	1,810	DETAIL ADJ	1.039	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	506		57.61	29,151		
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	N	LOWER LEVEL FIN	506		111.55	56,446		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	696		65.29	45,439		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	USF	L	UPPER STORY FIN	696	2002	141.61	98,562		
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	386		31.60	12,198		
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,114	1972	155.84	173,601		
				HEATING/COOLING	5	ELECTRIC BB	0.99	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	3	ELECTRIC	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1989 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$320,400