

Key: 2206

### Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.903

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER					PARCEL ID					LOCATION					
HARRIS NICOLE & CAROL 34 BRANCH RD E BRIDGEWATER, MA 02333					56-39-0					34 BRANCH RD					
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)							
HARRIS NICOLE & CAROL					10/29/2021	QS	500,000	55931-025							
GUDJONSSON GISLI & NANCY					03/29/1999	QS	179,900	17291-040							
BERTRAM JAMES J JR & PAUL					12/02/1993	QS	145,000	12452-176							
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	23,958 4	1.00	100	1.00	225,600	1.65	100	1.00	4	1.20	205,290			

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-19-352	04/10/2019	6	CYCL GROWTH		09/01/2022	SD	0	0
2662	09/14/2015	3	ALTERATIONS	3,145			0	0
2662	09/14/2015	3	ALTERATIONS	14,000			0	0
2667	09/11/2015	3	ALTERATIONS	5,000			0	0

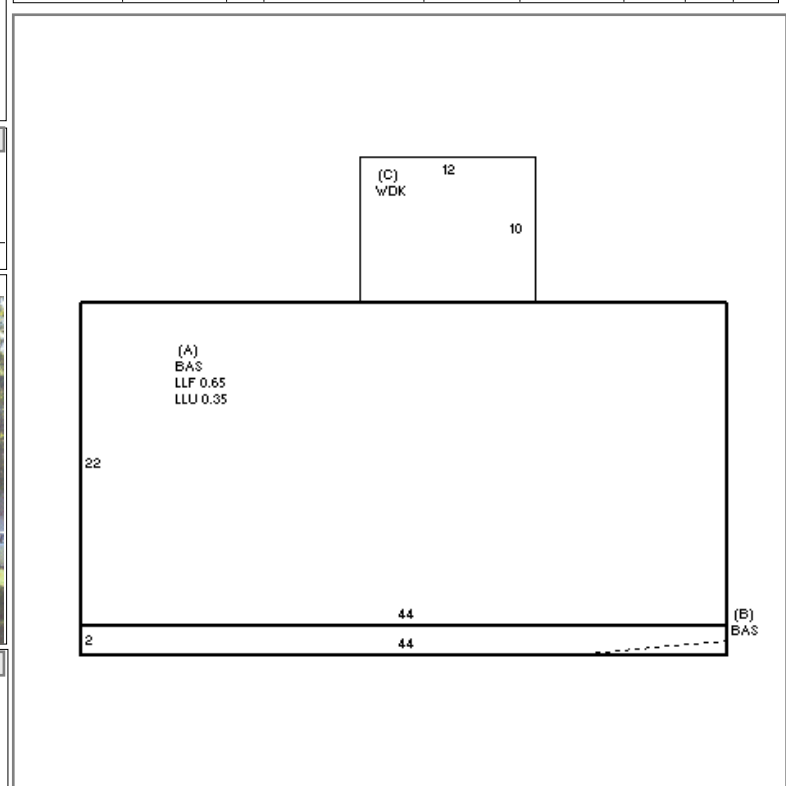
TOTAL	23,958 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 40		LAND	205,300	171,200
Inf1	FACTOR 100		BUILDING	228,100	189,100		
Inf2	PHY 100		DETACHED	23,200	22,100		
			OTHER	0	0		
			<b>TOTAL</b>	<b>456,600</b>	<b>382,400</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	10 0.90		1989	480	53.79	23,200

PHOTO 09/26/2022



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/1/2022	SD
MODEL	1		RESIDENTIAL	LIST	9/1/2022	SD
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%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,056	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	339		66.00	22,373
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	N	LOWER LEVEL FIN	629		127.79	80,381
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,056	1972	178.52	188,515
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	120		31.60	3,792
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 10P	1		6,819.00	6,819
				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								

TOTAL RCN	304,085	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			\$228,100