

Key: 2212

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.909

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FURMAN RACHEL F 37 FOREST TRAIL E BRIDGEWATER, MA 02333				56-45-0				37 FOREST TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FURMAN RACHEL F				04/04/2014	N	215,000	44204-170				
DRAYTON MICHAEL R & AMY M				10/29/2004	QS	330,000	29362-062				
DODD ROBERT F & ALISON R				10/27/2000	QS	229,000	19007-164				

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-21-357 1965	07/22/2021	3	ALTERATIONS	40,500	09/08/2021		100	100
	04/30/2014	3	ALTERATIONS	3,500			0	0
		6	CYCL GROWTH		09/03/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,790 4	1.00	100	1.00	100	1.00	225,600	1.66	100	1.00	4 1.20	205,120

TOTAL	23,784 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 49		LAND	205,100	171,000
Inf1	FACTOR 100		BUILDING	237,800	189,100		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
<b>TOTAL</b>					<b>445,400</b>	<b>362,400</b>	

DETACHED

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



BUILDING	CD	ADJ	DESC	MEASURE	9/8/2021	SLB
MODEL	1		RESIDENTIAL	LIST		
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%]			

BUILDING

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.050
\$NLA(RCN)	\$289	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$5,712	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	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	180		62.48	11,247
A	LLF	N	LOWER LEVEL FIN	876		120.98	105,982
B	WDK	N	WOOD DECK	225		31.60	7,110
+	BAS	L	BASE AREA	1,144	1972	169.01	193,346
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	330,216
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1976 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$237,800

