

Key: 2304

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.991

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CLAYTON A ROLLINS REV TRUST ROLLINS CLAYTON A & CLAYTON W PO BOX 102 E BRIDGEWATER, MA 02333				59-4-0				28 CHESTNUT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CLAYTON A ROLLINS REV TRU				02/16/2010	A	1 38240-19					
ROLLINS CLAYTON A JR				12/30/2009	A	1 38090-249					
ROLLINS CLAYTON A JR				02/25/1998	A	1 15922-099					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0130	81	MULTI-USE RES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
6			CYCL GROWTH		05/17/2018	RJM	100 100
6			CYCL GROWTH		07/23/2013	DF	100 100
2			ADDITIONS		03/06/2009	DF	100 100
6			CYCL GROWTH		01/01/2008		100 100
8			POOL	10,000			100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,900 3	1.00	100	1.00	188,000	1.07	100	1.00	3	1.00	184,840

TOTAL	39,901 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E  EASEMENT BK 18194 PG 137. [HOUSE IS ON 59/33 ADDRESS IS SAME. [AS SHOP.]	LAND	184,800	168,100		
Infl1	FACTOR 100		BUILDING	42,600	40,600		
Infl2	PHY 100		DETACHED	86,100	81,800		
			OTHER	334,500	311,700		
			TOTAL	648,000	602,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGM	A	1.00 30 0.70	30X40		1,200	47.69	40,100
PAV	A	1.00 30 0.70			5,000	3.70	13,000
DGF	A	1.00 10 0.90	15X20		300	61.13	16,500
DGF	A	1.00 10 0.90	15X20		300	61.13	16,500

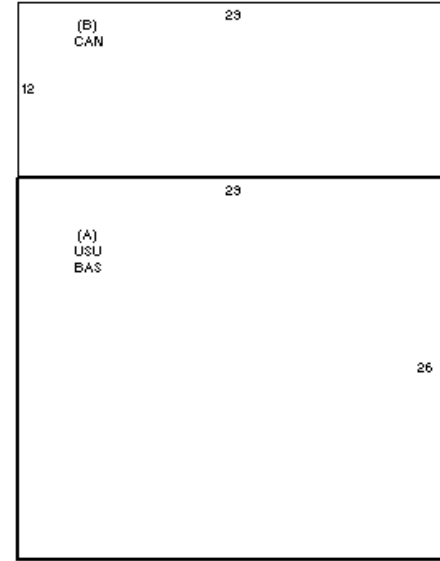
PHOTO 05/17/2018



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2018	RJM
MODEL	5		CIM-5	LIST	5/17/2018	EST
STYLE	53	0.36	STORAGE [100%]	REVIEW	6/8/2018	ER
QUALITY	L	0.70	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	53,966	
NET AREA	1,508	DETAIL ADJ	0.314	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	754	1999	43.86	33,072	CONDITION ELEM	CD	
\$NLA(RCN)	\$36	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	A	USU	L	UP-STRY UNF	754	1999	21.60	16,290	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	348		13.23	4,604	INTERIOR	A	
				ROOF COVER	10	METAL	1.00									CDN/APP	A	
				FLOOR COVER	9	CONCRETE	0.95											
				INT. FINISH	6	MINIMUM	0.95											
				HEATING/COOL	1	FORCED AIR	1.00											
				FUEL SOURCE	1	OIL	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											



EFF.YR/AGE	2000 / 21	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$42,600	

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	81	MULTI-USE RES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

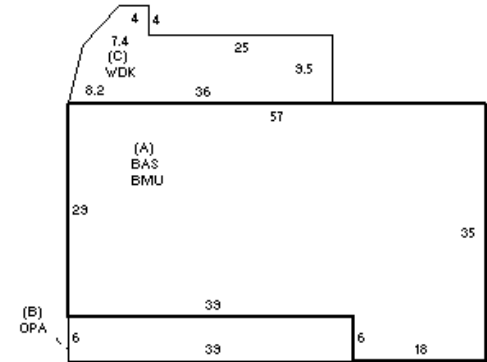
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	334,500	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/17/2018



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2018	RJM
MODEL	1		RESIDENTIAL	LIST	5/17/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/1/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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INDING

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	407.875
NET AREA	1,761	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,761		33.31	58,662	CONDITION ELEM	CD
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,761	2003	173.16	304,926	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	234		42.70	9,992	INTERIOR	
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	353		31.60	11,155	KITCHEN	
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00		BMF	N	BSMT FINISH-SEP	240		46.85	11,244	BATHS	
BEDROOMS	0	1.00		INT FINISH	2	DRYWALL	1.00		FPL	O	FIREPLACE	1		6,456.00	6,456	HEAT	
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
# 1/2 BATHS	1	1.00		FUEL SOURCE	1	OIL	1.00										
TOT FIXTURES	8	\$5,440		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										
																EFF.YR/AGE	2003 / 18
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$334,500