Key: 2352

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,032

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROLLINS CLAYTON A JR CLR REALTY TRUST PO BOX 102 E BRIDGEWATER, MA 02333	59-54-0	48 CHESTNUT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROLLINS CLAYTON A JR	11/18/1997	N	85,000	15655-001
DYKES GEOFFREY L & BERNIC	10/05/1961	QS		2886-209

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	%
		51	FIELD REVIEW		10/07/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	3 1.00	100 1.00	100 1.00	188,000	3.10	100 1.00	3 1.00			160,760

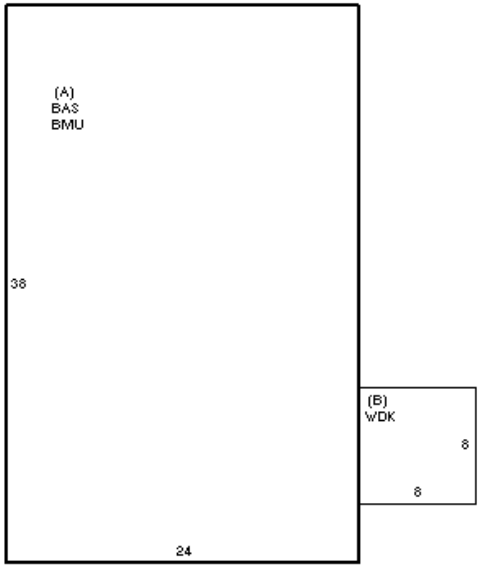
TOTAL	12,000 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	160,800	146,200
BUILDING	175,600	163,900
DETACHED	0	0
OTHER	0	0
TOTAL	336,400	310,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/15/2013



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/7/2013	LF
LIST		
REVIEW	4/2/2013	ER

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$275	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,040
# 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	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	912		39.94	36,425
A	BAS	L	BASE AREA	912	1961	230.64	210,344
B	WDK	N	WOOD DECK	64		31.59	2,022

TOTAL RCN 250,831

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1972 / 49

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD $175,600