Key: 237

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 213

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAWRENCE A MASKILL IRREV TRUST 131 HUBBARD RD E BRIDGEWATER, MA 02333	4-465-0	131 HUBBARD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAWRENCE A MASKILL IRREV	07/30/2009	A	1	37557-204
MASKILL LAWRENCE A	06/09/1975	QS		4072-679

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

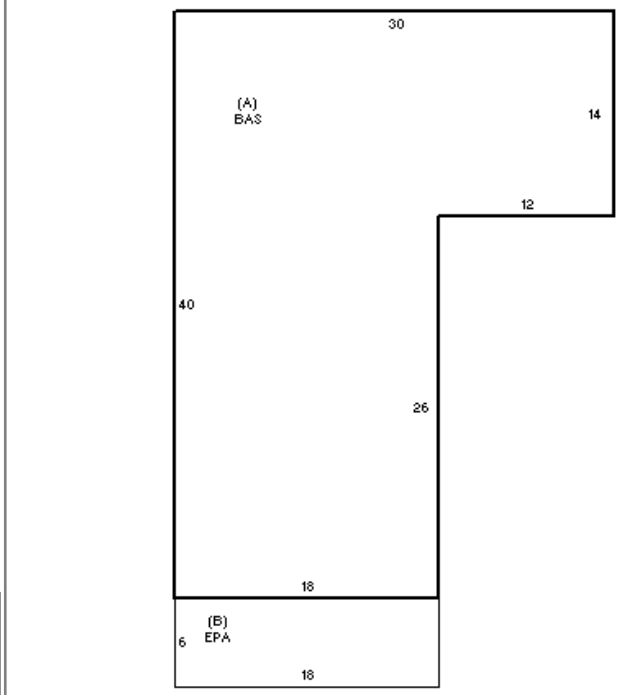
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		11/03/2020	SD	0	0
SS2015-02		5	SPLIT/SUB		07/31/2014		100	100
		6	CYCL GROWTH		09/25/2007	SLB	100	100
SS18-01		5	SPLIT/SUB				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	2 1.00	100 1.00	100 1.00	178,600	7.17	100 1.00	2 0.95			146,980

TOTAL	5,000 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	C/W 466/ T 11297/.		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	147,000	133,700
BUILDING	22,400	23,700
DETACHED	12,000	11,400
OTHER	0	0
TOTAL	**181,400**	**168,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	40 0.60			240	66.02	9,500
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 11/05/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/3/2020	SD
LIST	11/3/2020	SD
REVIEW	3/14/2013	ER

YEAR BLT	1939	SIZE ADJ	1.000
NET AREA	888	DETAIL ADJ	1.029
$NLA(RCN)	$252	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	$2,099
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
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	BAS	L	BASE AREA	888	1939	240.74	213,773
B	EPA	N	ENCLOSED PORCH	108		74.40	8,035

TOTAL RCN	223,907
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1930 / 91		
COND	90	90 %	
FUNC	0		
ECON	0		
DEPR	90	% GD	10
RCNLD			$22,400