

Key: 2483

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.137

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
MCFADDEN EDWARD 59 HOBART ST E BRIDGEWATER, MA 02333				61-25-0				59 HOBART ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCFADDEN EDWARD				01/16/2015	QS	259,000	45154-037				
READ BARBARA M				07/20/1993	A	1	12049-274				
READ JOHN D & BARBARA M				07/19/1993	A	1	12049-274				

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-19-412	11/08/2019	3	ALTERATIONS	5,745			0 0
103	12/10/2015	6	CYCL GROWTH		12/10/2015	SD	0 0
	10/14/2015	3	ALTERATIONS	11,585			0 0
	08/20/2013	6	CYCL GROWTH		07/15/2013		0 0

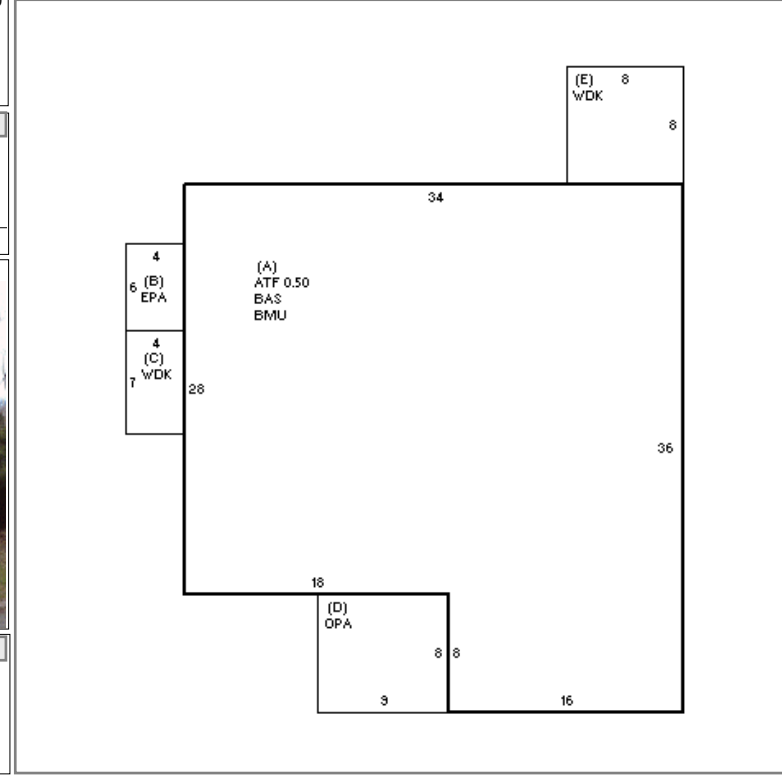
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	7,400 3	1.00	100	1.00	100	1.00	188,000	4.91	100	1.00	3	1.00	156,790
300	A	0.770 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	4,390

TOTAL	40,965 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E c/w 61/26	LAND	161,200	146,600		
Inf1	FACTOR 100		BUILDING	126,400	124,800		
Inf2	PHY 100		DETACHED	15,500	14,700		
			OTHER	0	0		
			TOTAL	303,100	286,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 20 0.80			324	59.66	15,500



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	287,193
NET AREA	1,620	DETAIL ADJ	0.900	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,080		38.03	41,074	CONDITION ELEM	CD
\$NLA(RCN)	\$177	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,080	1920	160.70	173,555		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	540	1920	103.97	56,142	EXTERIOR	
STORIES	1.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	24		74.42	1,786	INTERIOR		
ROOMS	7	1.00	FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	92		31.60	2,907	KITCHEN		
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	D	OPA	N	OPEN PORCH	72		42.69	3,074	BATHS		
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1			6,819.00	6,819	BATHS		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00									HEAT		
TOT FIXTURES	3	\$1,836	ARPUD	0		1.00									ELECT		
# UNITS	1	1.00	AFFORDABLE	0		1.00											
																EFF.YR/AGE	1955 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$126,400