

Key: 2486

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.139

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RILEY JOHN F & SULLIVAN COURTNEY L 94 MAPLE AVE E BRIDGEWATER, MA 02333				61-28-0				94 MAPLE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RILEY JOHN F & ZENTZ DANIEL & LINDA L				08/28/2009	QS	289,000		37663-174			
ZENTZ DANIEL L & LINDA L				09/15/1988	QS	8707-121		4068-509			
ZENTZ DANIEL L & LINDA L				05/22/1975	QS	4068-509					

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-21-153	04/12/2021	3	ALTERATIONS	7,198	04/26/2021	SLB	100 100
		6	CYCL GROWTH		07/01/2013	LF	100 100
239	08/24/2005	3	ALTERATIONS	1,000			100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,188 3	1.00	100	1.00	188,000	3.62	100	1.00	3	1.00	159,190

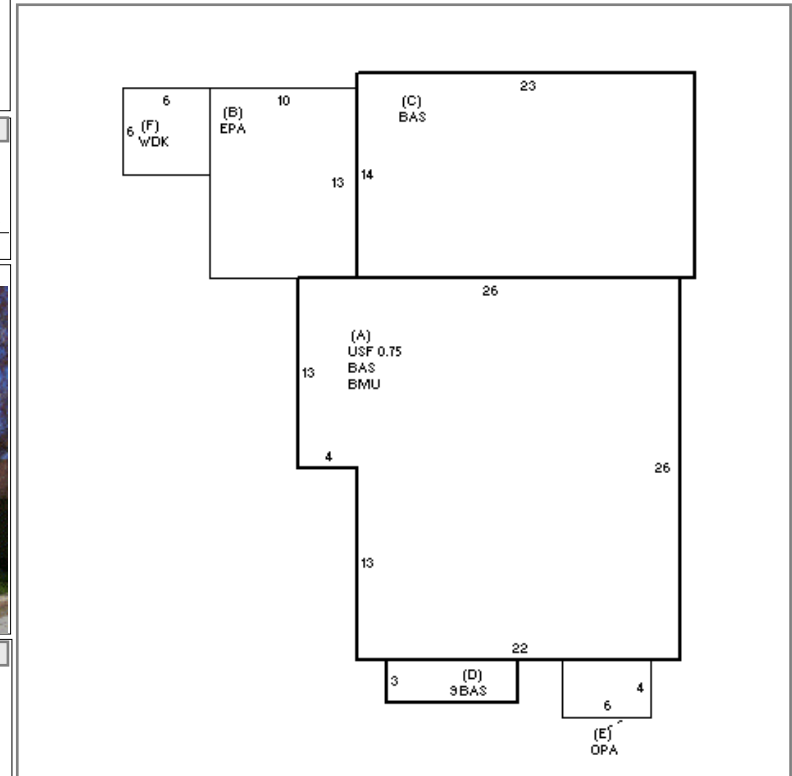
TOTAL	10,188 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	159,200	144,800			
Inf1	FACTOR 100		BUILDING	161,800	155,800			
Inf2	PHY 100		DETACHED	18,400	17,400			
			OTHER	0	0			
			TOTAL	339,400	318,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80		336	59.02	15,900
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	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%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,441	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	624		45.56	28,430
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	468	1900	155.93	72,974
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	130		74.40	9,672
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	973	1900	171.59	166,957
				FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	24		42.71	1,025
				INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	36		31.61	1,138
				HEATING/COOLING	3	RADIANT	1.02								
				FUEL SOURCE	99	N/A	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								



CAPACITY			UNITS	ADJ
STORIES	1.75		1.00	
ROOMS	7		1.00	
BEDROOMS	3		1.00	
BATHROOMS	2		1.00	
# 1/2 BATHS	0		1.00	
TOT FIXTURES	6		\$3,745	
# UNITS	1		1.00	

TOTAL RCN	283,941	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1963 / 58	
COND	43	43 %
FUNC	0	
ECON	0	
DEPR	43	% GD 57
RCNLD	\$161,800	