

Key: 2492

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.144

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONOVAN THOMAS 44 MAPLE AV E BRIDGEWATER, MA 02333				61-34-0				44 MAPLE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONOVAN THOMAS				07/24/1997	E	55,000	15345-194				
DONOVAN THOMAS				07/23/1997	K	55,000	15345-194				
EAST BRIDGEWATER TOWN OF				12/02/1919	QS		1339-489				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	55	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
268	10/02/2003	60	SITE INSPECT		12/19/2017	RJM	100	100
		6	CYCL GROWTH		07/25/2013	LF	100	100
		3	ALTERATIONS	15,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,639 3	1.00	100	1.00	188,000	1.67	100	1.00	3	1.00	170,810
300	A	0.216 3	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	1,230

TOTAL	33,061 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E [ACE AUTOMOTIVE MAKE RC PROPERTY. OLD POLICE STATION. [01/01/02. . combined with 48 & 49. now c/w 61/31b fy13 for billing purposes	LAND	172,000	156,500		
Infl1	FACTOR 100		BUILDING	226,700	215,900		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	399,900	373,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	G	1.20 20 0.80	2X3		6	242.76	1,200



BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	RJM
MODEL	5		CIM-5	LIST	12/19/2017	RJM
STYLE	52	0.70	SERVICE GARAGE [50%]	REVIEW	1/2/2018	RJM
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMF	L	BSMT FIN-SEP	1,932	1932	59.81	115,546
EXT. COVER	12	BRICK VENEER	1.05	A	BAS	L	BASE AREA	1,932	1932	111.48	215,371
ROOF SHAPE	4	FLAT/SHED	0.98	B	OPA	N	OPEN PORCH	91		26.29	2,392
ROOF COVER	11	MEMBRANE	1.02								
FLOOR COVER	3	W/W CARPET	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

BUILDING

YEAR BLT	1932	SIZE ADJ	1.000
NET AREA	3,864	DETAIL ADJ	0.712
\$NLA(RCN)	\$86	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPRINKLER	0	1.00	

(A) BAS BMF

42

46

(B) OPA

13

7

TOTAL RCN	333,309
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	1980 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$226,700