Key: 2594

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,216

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PATRICK KATHRYN M & VIRGINIA 49 HOBART ST E BRIDGEWATER, MA 02333	61-109-0	49 HOBART ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PATRICK KATHRYN M & VIRGI	04/26/1978	QS		4439-460
PATRICK KATHRYN M & VIRGI	04/25/1978	QS		4439-460

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

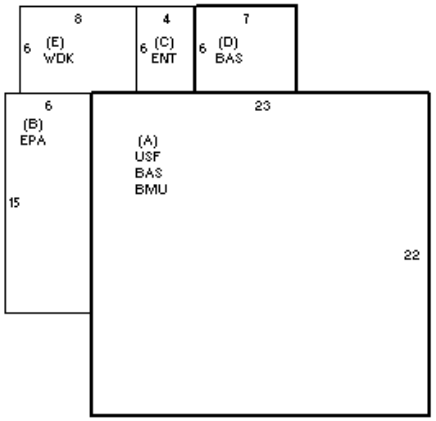
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		04/12/2022	SLB	0	0
		6	CYCL GROWTH		12/04/2020	SD	0	0
	08/20/2013	6	CYCL GROWTH		06/24/2013		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,440	3 1.00	100 1.00	100 1.00	188,000	2.61	100 1.00	3 1.00			162,860

TOTAL	14,440 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 12100		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	162,900	148,100
BUILDING	160,300	152,800
DETACHED	17,100	13,800
OTHER	0	0
TOTAL	**340,300**	**314,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	40 0.60			441	54.87	14,500
CPD	A 1.00	40 0.60	12 X 20		240	17.82	2,600

PHOTO 12/09/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/12/2022	SLB
LIST	12/4/2020	SD
REVIEW	4/3/2013	ER

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,054	DETAIL ADJ	0.918
$NLA(RCN)	$224	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,873
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	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	2	HOT WATER	1.02
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	506		49.69	25,143
A	USF	L	UPPER STORY FIN	506	1920	179.03	90,591
B	EPA	N	ENCLOSED PORCH	90		74.40	6,696
C	ENT	N	ENCLOSED ENTRY	24		81.08	1,946
+	BAS	L	BASE AREA	548	1920	197.02	107,965
E	WDK	N	WOOD DECK	48		31.60	1,517

TOTAL RCN	235,731
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1970 / 51		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			$160,300