

Key: 2642

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.254

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH MATTHEW & JEANETTE 30 OREGON ST E BRIDGEWATER, MA 02333				62-7-0				30 OREGON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYNCH MATTHEW & JEANETTE				01/03/2020	QS	406,000		52188-085			
85 CGF LLC				01/14/2019	S	130,000		50721-119			
NE TEAMSTERS FED. CREDIT				07/30/2018	L	125,000		50102-225			

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-19-59		51	FIELD REVIEW		03/10/2020	PW	0	0
		6	CYCL GROWTH		05/01/2019	SD	0	0
BP-18-158	03/05/2019	3	ALTERATIONS	15,000	05/01/2019	SD	0	100
	07/31/2018	3	ALTERATIONS	21,348	05/01/2019	SD	0	100
		6	CYCL GROWTH		05/07/2014	LF	0	0

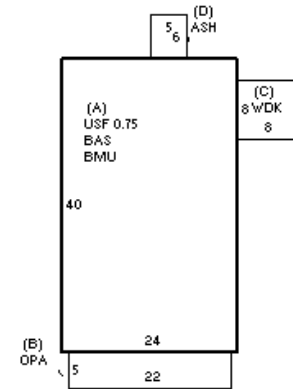
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,243 3	1.00	100	1.00	188,000	1.53	100	1.00	3	1.00	173,050

TOTAL	26,243 SF	ZONING	N T 14420	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E		LAND	173,100	157,400		
Infl1	FACTOR 100			BUILDING	293,000	280,100		
Infl2	PHY 100			DETACHED	7,500	7,200		
				OTHER	0	0		
TOTAL				473,600	444,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 40 0.60			160	78.24	7,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2019	SD
MODEL	1		RESIDENTIAL	LIST	5/1/2019	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Complete rehad to studs Eff Year 2015

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YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	311,723
NET AREA	1,680	DETAIL ADJ	0.927	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	960		39.31	37,742	CONDITION ELEM	CD
\$NLA(RCN)	\$186	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	960	1880	163.26	156,729	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	720	148.36	106,818	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	B	OPA	N	OPEN PORCH	110		42.70	4,697	KITCHEN	
ROOMS	8	1.00	FLOOR COVER	99	N/A	1.00	1.00	C	WDK	N	WOOD DECK	64		31.59	2,022	BATHS	
BEDROOMS	4	1.00	INT FINISH	99	N/A	1.00	1.00	D	ASH	N	ATT SHED	30		18.77	563	HEAT	
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	1.03									ELECT	
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00	1.00										
TOT FIXTURES	5	\$3,152	ARPUD	0		1.00	1.00										
# UNITS	1	1.00	AFFORDABLE	0		1.00	1.00										
																EFF.YR/AGE	2015 / 6
																COND	6 6 %
																FUNC	0
																ECON	0
																DEPR	6 % GD 94
																RCNLD	\$293,000