

Key: 2960

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.535

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH ROBERT JR & STACY 105 CEDAR ST E BRIDGEWATER, MA 02333				66-24-0				105 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH ROBERT JR & STACY				09/27/2021	QS	579,900	55736-003				
LEGRICE GEORGE & REICHERT				01/13/2020	QS	457,500	52220-094				
WHYNOT STEVEN R				12/19/2014	A	1	45067-261				

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-19-261		6	CYCL GROWTH		09/01/2022	SD	0	0
		51	FIELD REVIEW		11/07/2019	SD	0	0
2946	07/25/2019	3	ALTERATIONS	7,800	11/07/2019	SD	0	100
1778	05/24/2016	3	ALTERATIONS	20,925	04/10/2017	SLB	100	100
	10/30/2013	3	ALTERATIONS	1,400			0	0

LAND

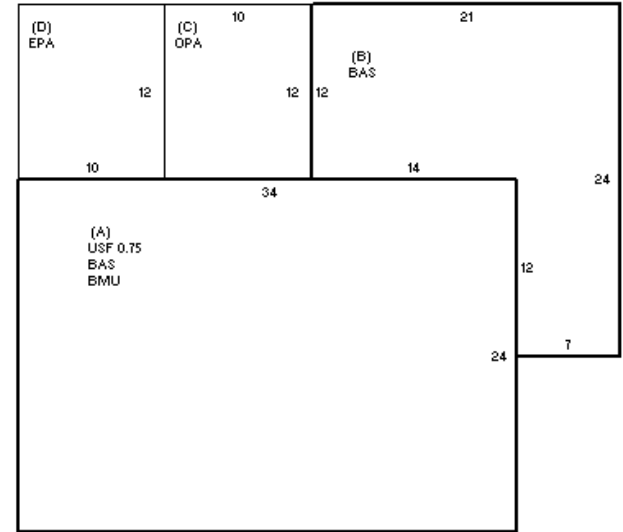
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.290	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	1,650

TOTAL	1.290 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	C/W 29		LAND	189,700	172,500
Inf1	FACTOR 100			BUILDING	259,500	222,600		
Inf2	PHY 100			DETACHED	85,200	81,100		
				OTHER	0	0		
				TOTAL	534,400	476,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	10 0.90 20 X 30	1990	600	98.28	53,100
GFU	A	1.00	10 0.90 24 X 24	2016	576	62.00	32,100



BUILDING	CD	ADJ	DESC	MEASURE	9/1/2022	SD
MODEL	1		RESIDENTIAL	LIST	9/1/2022	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	360,473		
NET AREA	1,764	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		41.36	33,752	CONDITION ELEM	CD		
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	612	1960	160.50	98,224	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,152	1960	176.62	203,464	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	120		42.70	5,124	KITCHEN	G		
				FLOOR COVER	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	120		74.40	8,928	BATHS	G		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	1976 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$259,500