

Key: 3140

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.683

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FERRIS RICHARD JR & SHARON L 238 BROAD MEADOW DR E BRIDGEWATER, MA 02333				70-33-0				238 BROAD MEADOW DR			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
FERRIS RICHARD JR & SHARO				12/30/1986		QS		7385-082			
FERRIS RICHARD JR & SHARO				12/29/1986		QS		154,000		7385-082	

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-19-230	05/22/2019	3	ALTERATIONS	6,200	07/17/2019	SLB	100	100
		5	SPLIT/SUB		04/24/2019	SD	0	0
3417	10/02/2017	2	ADDITIONS		05/01/2018	SLB	45	100
		6	CYCL GROWTH		09/29/2015	SD	0	0
2201	09/15/2014	7	DETACHED BLD	4,349			0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,294 4	1.00	100	1.00	225,600	1.43	100	1.00	4	1.20	209,780

TOTAL	28,294 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 37/ T 14728		LAND	209,800	174,900
Inf1	FACTOR 100		BUILDING	256,800	222,900		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	469,100	400,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60		2004	200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2019	SD
MODEL	1		RESIDENTIAL	LIST	4/24/2019	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	342,461	
NET AREA	1,744	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	384		42.23	16,216	CONDITION ELEM	CD	
\$NLA(RCN)	\$196	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	384		59.39	22,806	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1974	156.40	90,088	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,168	1974	172.11	201,028	KITCHEN		
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	100		31.60	3,160	BATHS		
				INT FINISH	99	N/A	1.00	D	OPA	N	OPEN PORCH	120		42.70	5,124	HEAT		
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT		
				FUEL SOURCE	3	ELECTRIC	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1989 / 32
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$256,800