Key: 3318

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,847

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEGRENIER JOHN R & JANICE L 80 PLEASANT AVE E BRIDGEWATER, MA 02333	73-29-0	80 PLEASANT AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEGRENIER JOHN R & JANICE	11/19/1993	QS	148,450	12406-014
KING BRYAN T & SANDRA L	12/31/1991	A	1	10673-074
KING BRYAN T & BARRY SAND	08/23/1983	QS	54,000	5436-444

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

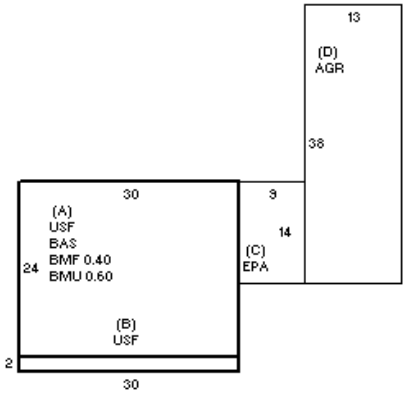
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-19-12	01/05/2019	3	ALTERATIONS	15,400	05/06/2019	SLB	100	100
BP-18-317	11/01/2018	3	ALTERATIONS	6,500	05/06/2019	SLB	100	100
BP-18-8	05/07/2018	8	POOL	25,000	05/06/2019	SLB	100	100
		51	FIELD REVIEW		09/17/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,200	3 1.00	100 1.00	100 1.00	188,000	1.35	100 1.00	3 1.00			176,470

TOTAL	30,200 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 13454		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	176,500	160,500
BUILDING	243,700	215,300
DETACHED	12,500	11,800
OTHER	0	0
TOTAL	**432,700**	**387,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500
IPV	A 1.00	10 0.90	16 X 32	2018	512	21.60	10,000

PHOTO 10/15/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/6/2019	SLB
LIST		
REVIEW	4/9/2013	ER

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	1,500	DETAIL ADJ	0.950
$NLA(RCN)	$223	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,876
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	1	FORCED AIR	1.00
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	432		43.17	18,648
A	BMF	N	BSMT FINISH-SEP	288		60.71	17,484
A	BAS	L	BASE AREA	720	1951	174.76	125,825
+	USF	L	UPPER STORY FIN	780	1951	158.81	123,869
C	EPA	N	ENCLOSED PORCH	126		74.40	9,374
D	AGR	N	ATT GARAGE	494		70.41	34,783

TOTAL RCN	333,859
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD			$243,700