Key: 3340

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,867

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARR STEPHEN & LINDA J 256 PLEASANT ST E BRIDGEWATER, MA 02333	74-9-0	256 PLEASANT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARR STEPHEN & LINDA J	12/08/2014	QS	339,000	45024-320
ROLLCO CONSTRUCTION CORP	06/27/2014	U	110,000	44472-333
HAWKINS CAROL W	01/06/2004	A	100	27346-109

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

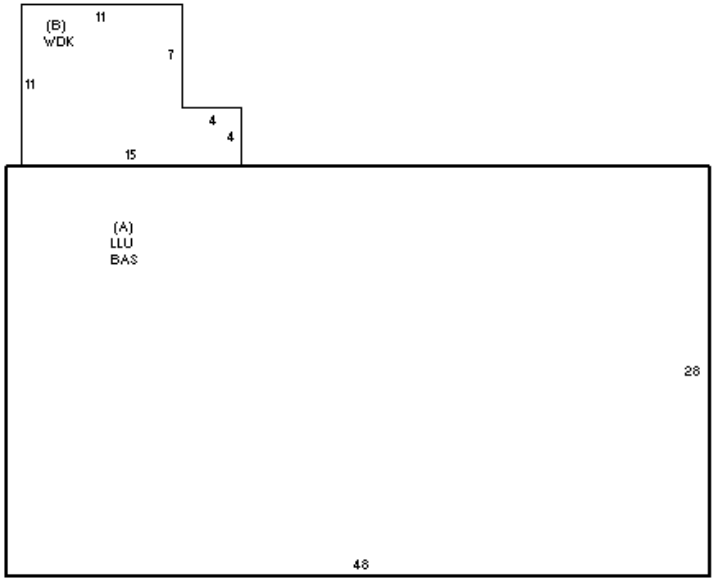
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		03/03/2015	LF	0	0
		51	FIELD REVIEW		02/09/2015	PW	0	0
2162	08/19/2014	1	NEW CONST	134,700	04/27/2015	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,366	3 1.00	100 1.00	100 1.00	188,000	1.19	100 1.00	3 1.00			180,930

TOTAL	35,366 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 5892		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	180,900	164,600
BUILDING	293,500	269,100
DETACHED	3,500	3,400
OTHER	0	0
TOTAL	**477,900**	**437,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12 X 16	2014	192	20.44	3,500

PHOTO 11/18/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/3/2015	LF
LIST		
REVIEW		

YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.081
$NLA(RCN)	$235	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,410
# UNITS	0	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	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,344	2014	164.21	220,694
A	LLU	N	LOWER LEVEL UNF	1,344		60.71	81,588
B	WDK	N	WOOD DECK	137		31.60	4,329
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	315,605
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2014 / 7	
COND	7 7 %	
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD		$293,500