

Key: 3353

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.879

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LANE BRIAN H 44 MATFIELD ST E BRIDGEWATER, MA 02333				74-23-0				44 MATFIELD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LANE BRIAN H				07/06/2017	A	1 48633-261					
LANE HENRY C & CAROLE L				04/27/2004	A	100 28052-135					
LANE HENRY C & CAROLE L				02/06/1995	A	1 13413-030					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	BY	1st	%
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-55 112	02/04/2020	6	CYCL GROWTH		12/02/2020	SD	0	0
	10/21/2015	3	ALTERATIONS	25,800	05/06/2020	SLB	100	100
		3	ALTERATIONS	12,595			0	0
		51	FIELD REVIEW		09/16/2013	LF	0	0
	01/04/2013	6	CYCL GROWTH		01/04/2013	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	43,165 3	1.00	100	1.00	100	1.00	188,000	1.01	100	1.00	3 1.00	187,660
300	A	0.995 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	3 1.00	5,670

DETACHED

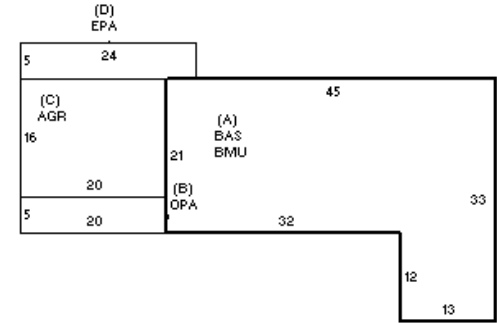
TOTAL	1.986 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE C/W 22 24 25 26 27 30	LAND		193,300	175,900	
Inf1	FACTOR 100			BUILDING		209,300	192,600	
Inf2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
			TOTAL		402,600	368,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/02/2020



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/2/2020	SD
MODEL	1		RESIDENTIAL	LIST	12/2/2020	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	4/9/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,101	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,101		37.86	41,681
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	BAS	L	BASE AREA	1,101	1945	216.57	238,440
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	100		42.70	4,270
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	320		80.10	25,631
				FLOOR COVER	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	120		74.40	8,928
				INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	99	N/A	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	327,068
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	A
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1967 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$209,300