

Key: 345

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 298

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SIMMONS DARYL W & MARGARET G 103 OUSAMEQUIN PINES E BRIDGEWATER, MA 02333				6-12-0				103 OUSAMEQUIN PINES			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SIMMONS DARYL W & MARGARET				07/06/2020	A	100	53029-261				
SIMMONS DARYL W & MARGARET				01/21/1993	QS	182,000	11597-038				
REDDISH EDWARD J				12/19/1986	QS		7359-083				

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	%
		5	SPLIT/SUB		03/31/2020	SD	0	0
		6	CYCL GROWTH		05/03/2013	LFF	0	0

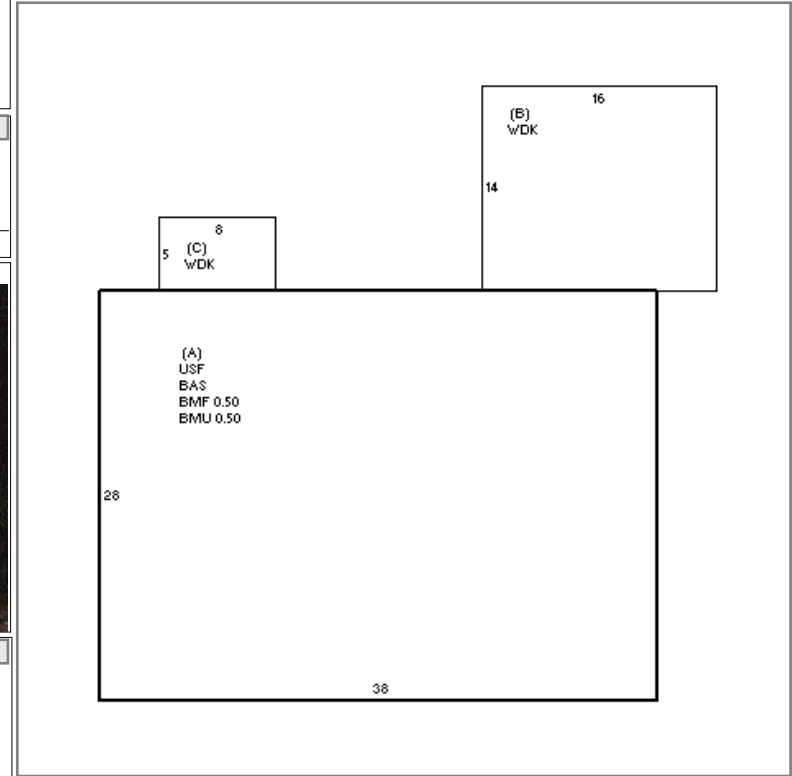
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,337 4	1.00	100	1.00	225,600	1.06	100	1.00	4	1.20	222,260

TOTAL	40,337 SF	ZONING	C/W 13 - 18 PT OF 115/ T 14704	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE		LAND	222,300	185,300		
Inf1	FACTOR 100			BUILDING	336,600	299,900		
Inf2	PHY 100			DETACHED	2,500	2,300		
				OTHER	0	0		
				TOTAL	561,400	487,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60		1995	200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2020	SD
MODEL	1		RESIDENTIAL	LIST	3/20/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	2,128	DETAIL ADJ	0.969
\$NLA(RCN)	\$186	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$5,271	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	532		38.20	20,325
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	532		53.73	28,584
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,064	1992	157.49	167,570
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,064	1992	143.12	152,275
FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	264		31.60	8,342
INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP	2		6,819.50	13,639	
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	396,006
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2006 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$336,600