

Key: 3476

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.986

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH COLLEEN E TRUSTEE				78-34-0				813 WASHINGTON ST			
LYNCH FAMILY TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
813 WASHINGTON ST				LYNCH COLLEEN E TRUSTEE				09/15/2010	A	1	38977-311
E BRIDGEWATER, MA 02333				LYNCH JOHN J JR & DEBORAH				09/06/1979	QS		4717-487

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 %
45	06/16/2016	3	ALTERATIONS	5,831			0 0
34	05/16/2016	3	ALTERATIONS	26,587			0 0
		6	CYCL GROWTH		10/30/2014	LF	0 0
1855	01/28/2014	3	ALTERATIONS	2,858			0 0
707	09/21/2006	2	ADDITIONS	70,000	05/08/2008		0 0

LAND

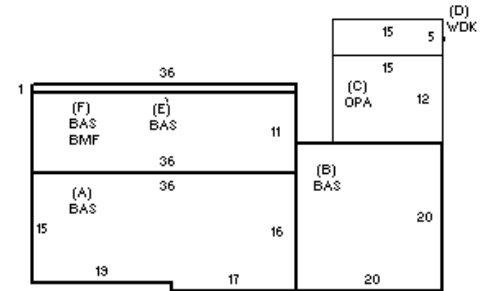
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,214 3	1.00	100	1.00	188,000	1.77	100	1.00	3	1.00	169,570

TOTAL	22,216 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E T 12480	LAND	169,600	154,200		
Inf1	FACTOR 100		BUILDING	242,900	224,600		
Inf2	PHY 100		DETACHED	1,200	1,200		
			OTHER	0	0		
			<b>TOTAL</b>	<b>413,700</b>	<b>380,000</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			100	20.44	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/30/2014	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	323,876
NET AREA	1,389	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	989	1965	199.19	196,998		
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	400	2006	199.19	79,676		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	180		42.70	7,686		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	75		31.60	2,370		
				FLOOR COVER	1	HARDWOOD	1.00	F	BMF	N	BSMT FINISH-SEP	396		73.20	28,987		
				INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,142
# UNITS	1	1.00

EFF.YR/AGE	1989 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$242,900