

Key: 3508

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.014

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BOHN BRITTANY 756 UNION ST E BRIDGEWATER, MA 02333				79-31-0				756 UNION ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BOHN BRITTANY				04/12/2021	A	100	54770-203					
BOHN RONALD J III & BRITT				09/15/2016	QS	355,500	47463-301					
LEDWELL DANIEL & KATIE M				04/08/2015	A	1	45414-097					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000	3	1.00	100	188,000	1.44	100	1.00	3	1.00	174,570

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	%
3197		51	FIELD REVIEW		07/05/2017	PW	0	0
3001	03/13/2017	61	SITE VISIT	3,700	06/26/2017	SD	0	0
	07/20/2016	8	POOL	12,000	04/11/2017	SLB	100	100
		2	ADDITIONS		04/11/2017	SLB	100	100
		6	CYCL GROWTH		05/09/2014	LF	0	0

LAND

TOTAL	28,009 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 2/ T 12613		LAND	174,600	158,800
Inf1	FACTOR 100		BUILDING	314,000	267,900		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	491,100	429,000		

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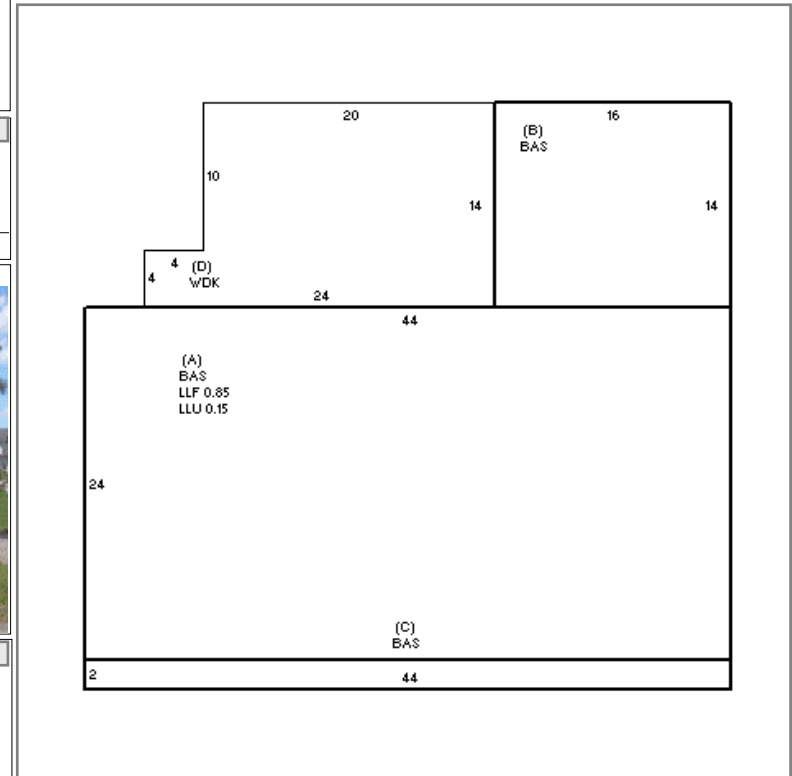
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	7/5/2017	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,368	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	5	\$3,675		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	158		62.44	9,866
A	LLF	N	LOWER LEVEL FIN	898		120.92	108,583
+	BAS	L	BASE AREA	1,368	1970	168.91	231,075
D	WDK	N	WOOD DECK	296		31.60	9,354
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	369,372
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2006 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$314,000