

Key: 3509

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.015

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH TIMOTHY 772 UNION ST E BRIDGEWATER, MA 02333				79-32-0				772 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH TIMOTHY				12/17/2021	QS	650,000	56192-281				
DUTCHER JOSEPH A & ELLEN				06/09/1971	QS		3677-639				

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	%	
2325	01/06/2015	6	CYCL GROWTH		02/02/2022	SD	0	0	
		6	CYCL GROWTH		07/21/2021	SD	0	0	
		3	ALTERATIONS					0	0
		6	CYCL GROWTH		09/03/2013	SLB	0	0	
		6	CYCL GROWTH		05/11/2009		0	0	

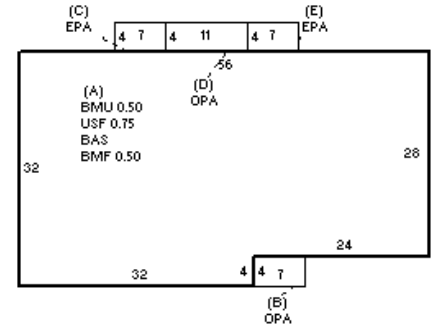
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	3	1.00		188,000
300	A	0.480	3	1.00	100	5,700	1.00	100	ELP	1.00		2,740

TOTAL	1.480 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	LOT B6-1/ T 10012		LAND	190,700	173,500
Infl1	FACTOR 100			BUILDING	345,500	229,300		
Infl2	PHY 100			DETACHED	52,600	21,400		
				OTHER	0	0		
				TOTAL		588,800	424,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DG2	A	1.00	40 0.60		1,620	54.15	52,600



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/21/2021	SD
MODEL	1		RESIDENTIAL	LIST	7/21/2021	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	479,856
NET AREA	2,968	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	A	BMF	N	BSMT FINISH-SEP	848		48.26	40,927	CONDITION ELEM	CD
\$NLA(RCN)	\$162	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,696	1900	135.93	230,534	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,272	1900	123.52	157,119	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMU	N	BSMT UNFINISHED	848		34.32	29,102	KITCHEN	A
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	72		42.69	3,074	BATHS	A
				INT FINISH	99	N/A	1.00	+	EPA	N	ENCLOSED PORCH	56		74.39	4,166	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	1976 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$345,500	