

Key: 3520

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.026

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
THOMAS EVA L 76 ANNA DR E BRIDGEWATER, MA 02333				79-43-0				76 ANNA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
THOMAS EVA L				12/21/1976	QS			4227-306			
THOMAS DAVID L & EVA L				12/20/1976	QS			4227-306			

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	%
BP-18-350	12/13/2018	3	ALTERATIONS	7,500				0
	07/01/2013	6	CYCL GROWTH		08/05/2015	SD	100	100
		6	CYCL GROWTH		10/07/2013	SLB	0	0
		6	CYCL GROWTH		06/25/2009		0	0
89	06/07/2005	7	DETACHED BLD	2,000	06/27/2005	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 4	1.00	100	1.00	100	1.00	1.00	4	1.20		225,600
300	A	0.350 4	1.00	100	1.00	100	1.00	1.00	ELP	1.00		2,000

TOTAL	1.350 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 6/ T 11724	LAND		227,600	189,900	
Inf1	FACTOR 100		BUILDING		199,100	170,000	
Inf2	PHY 100		DETACHED		0	0	
			OTHER		0	0	
			TOTAL		426,700	359,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/5/2015	SD
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%]			

BUILDING

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,132	DETAIL ADJ	1.050
\$NLA(RCN)	\$241	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	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	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,056		62.55	66,051
B	WDK	N	WOOD DECK	144		31.60	4,550
+	BAS	L	BASE AREA	1,132	1973	169.19	191,525
	F12	O	FPL 1S 2OP	1		8,538.00	8,538

TOTAL RCN	272,806
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$199,100

