**Key: 3595**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,099

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| FRANCOEUR TRAVIS & JULIE<br>303 N BEDFORD ST<br>E. BRIDGEWATER, MA 02333 | 81-21-0 | 303 N BEDFORD ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FRANCOEUR TRAVIS & JULIE | 12/11/2002 | QS | 226,500 | 23655-230 |
| FABROSKI TIMOTHY J & | 07/01/2002 | H | 122,000 | 22361-347 |
| CRAIG CLAYTON A & MICHAEL | 01/16/2002 | A | 100 | 21359-317 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

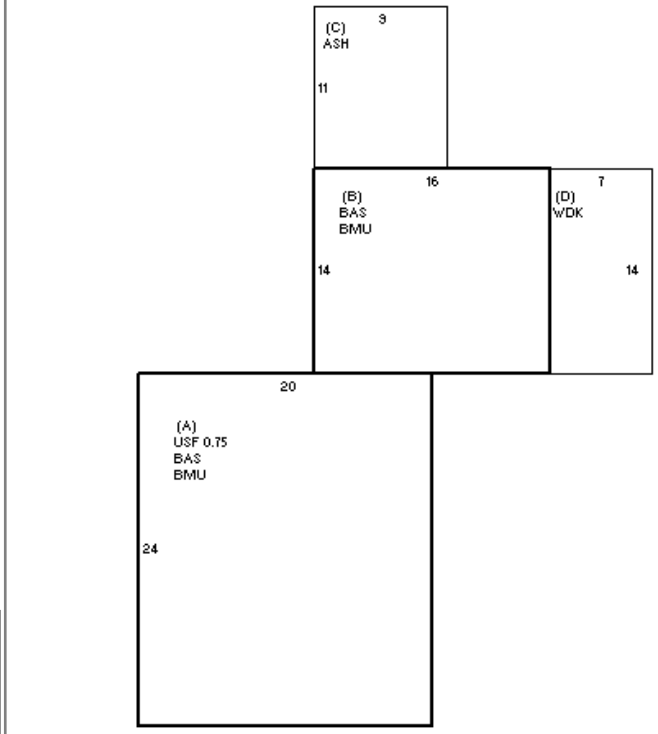
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 09/03/2021 | SD | 0 | 0 |
| 3441 | 11/02/2017 | 3 | ALTERATIONS | 5,186 | 05/07/2018 | SLB | 100 | 100 |
| 3331 | 07/10/2017 | 3 | ALTERATIONS | 5,000 | 05/07/2018 | SLB | 100 | 100 |
| | | 6 | CYCL GROWTH | | 07/01/2013 | LF | 0 | 0 |
| 724 | 09/15/2004 | 8 | POOL | 5,400 | 06/16/2005 | CAP | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 14,520 | 7 1.00 | 100 1.00 | 100 1.00 | 178,600 | 2.60 | 100 1.00 | 7 0.95 | | | 154,790 |

| TOTAL | 14,505 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 7 | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 154,800 | 140,800 |
| BUILDING | 185,100 | 175,100 |
| DETACHED | 2,500 | 2,300 |
| OTHER | 0 | 0 |
| TOTAL | **342,400** | **318,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 40 0.60 | | 2004 | 200 | 20.44 | 2,500 |

PHOTO 09/03/2021

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 9/3/2021 | SD |
|---|---|---|
| LIST | 9/3/2021 | SD |
| REVIEW | 4/11/2013 | ER |

| YEAR BLT | 1900 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,064 | DETAIL ADJ | 0.881 |
| $NLA(RCN) | $218 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $1,797 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 5 | BRICK/STONE | 1.00 |
| EXT COVER | 5 | ASBESTOS | 0.96 |
| 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 | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 704 | | 43.55 | 30,658 |
| + | BAS | L | BASE AREA | 704 | 1900 | 188.15 | 132,461 |
| A | USF | L | UPPER STORY FIN | 360 | 1900 | 170.98 | 61,553 |
| C | ASH | N | ATT SHED | 99 | | 18.75 | 1,856 |
| D | WDK | N | WOOD DECK | 98 | | 31.60 | 3,097 |

| TOTAL RCN | 231,422 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2001 / 20 | |
|---|---|---|
| COND | 20 | 20 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 20 | % GD 80 |
| RCNLD | | $185,100 |