

Key: 3650

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.154

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEBLANC DONAT JEAN JR 140 GROVE ST E BRIDGEWATER, MA 02333				82-2-0				140 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEBLANC DONAT JEAN JR				08/20/2015	QS	395,000	45947-127				
HEGER MARK S				08/30/1989	QS	160,000	9328-242				
LOPEZ MICHAEL J & KELLIE				03/31/1988	QS		8365-199				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
884		6	CYCL GROWTH		10/13/2017	SD	0	0
750	12/03/2004	6	CYCL GROWTH		08/20/2015	SD	0	0
	09/08/2004	6	CYCL GROWTH		09/10/2013	LF	0	0
		4	DEMO		04/05/2005		100	100
		1	NEW CONST	195,000	04/05/2005		100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	14,810	3	1.00	100	1.00	100	1.00	188,000	2.55	100	1.00	3	1.00		163,180

DETACHED

TOTAL	14,810 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	163,200	148,400		
Inf1	FACTOR 100		BUILDING	433,300	403,700		
Inf2	PHY 100		DETACHED	15,700	15,000		
			OTHER	0	0		
			TOTAL	612,200	567,100		

PHOTO 10/13/2017

(A)
ATU 0.50
BMF 0.50
USF
BAS
BMU 0.50

(B)
50PA
10

(C)
5
WDK

(D)
5
WDK

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2017	SD
MODEL	1		RESIDENTIAL	LIST	4/5/2005	EST
STYLE	11	1.00	DUPLEX / ROW [100%]	REVIEW	4/11/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	522,098
NET AREA	2,496	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		36.64	22,865		
\$NLA(RCN)	\$209	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,248	2004	177.36	221,350		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,248	2004	161.17	201,146		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	624		51.53	32,156		
				FLOOR COVER	13	COMB	1.00	A	ATU	N	ATTIC UNF	624		30.30	18,907		
				INT FINISH	2	DRYWALL	1.00	B	OPA	N	OPEN PORCH	50		42.70	2,135		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	50		31.60	1,580		
				FUEL SOURCE	99	N/A	1.00		ATU	N	ATTIC UNF	468		30.30	14,180		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2004 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83

RCNLD	\$433,300
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