

Key: 385

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 337

LEGALS

LAND

CURRENT OWNER										PARCEL ID				LOCATION			
ALLEN RUSSELL C & LYNCH ALLEN ELIZABETH 111 OUSAMEQUIN PINES E BRIDGEWATER, MA 02333										6-115-0				111 OUSAMEQUIN PINES			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
ALLEN RUSSELL C & ALLEN RUSSELL C & ELIZABE RIDDER JON F										03/06/1998		B		180,000		15961-094	
										03/05/1998		B		180,000		15961-094	
										12/19/1986		QS		7359-081			

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	%
898		6	CYCL GROWTH		05/12/2013			0
		6	CYCL GROWTH		04/20/2006			0
		2	ADDITIONS	50,000				0
841	12/20/2004 10/25/2004	8	POOL	16,500				0

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	259,440	1.00	PF 1.15	4	1.20	259,440
300	A	0.080	4	1.00	100	1.00	100	1.00	6,555	1.00	PF 1.15	ELP	1.00	520

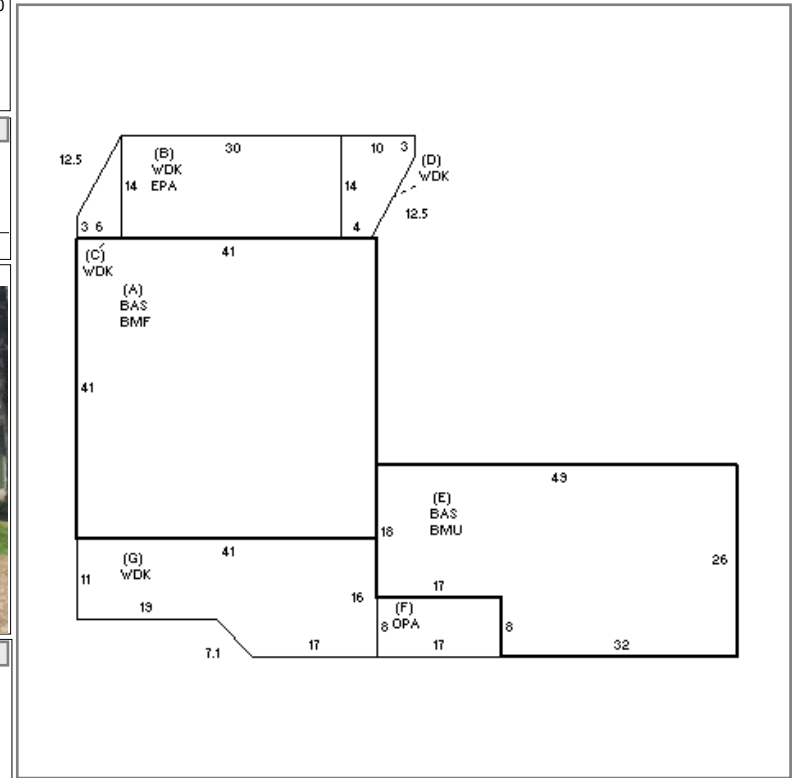
TOTAL	1.080 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4		N O T E	C/W 20 21 & 19		LAND	260,000	216,800
Inf1	FACTOR 100			BUILDING	480,300	442,300		
Inf2	PHY 100			DETACHED	58,400	55,500		
				OTHER	0	0		
				TOTAL	798,700	714,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DG2	A	1.00	40 0.60	1991	1,296	55.26	43,000
IPV	A	1.00	10 0.90	2006	648	19.48	11,400
HTB	A	1.00	30 0.70		1	5,773.60	4,000



BLDG COMMENTS

IN-LAW APT



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/12/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	640,444
NET AREA	2,819	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,681		44.60	74,978		
\$NLA(RCN)	\$227	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,819	1987	154.49	435,495		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	420		74.40	31,248		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	W/DK	N	WOOD DECK	1,127		31.60	35,613		
				FLOOR COVER	99	N/A	1.00	E	BMU	N	BSMT UNFINISHED	1,138		31.72	36,093		
				INT FINISH	99	N/A	1.00	F	OPA	N	OPEN PORCH	136		42.70	5,807		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F11	O	O	FPL 1S 1OP	1		6,017.00	6,017		
				FUEL SOURCE	99	N/A	1.00	KIT	O	O	XTRA KITCHEN	1		5,387.00	5,387		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																TOTAL RCN	640,444
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1987 / 34
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$480,300