

Key: 3899

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.356

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
COSBY BRIAN A & NANCIE P 25 HARVARD TER E BRIDGEWATER, MA 02333				90-4-0				25 HARVARD TER					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				COSBY BRIAN A & NANCIE P				12/01/1992	QS	155,000	11467-092		
LARKIN GEORGE W & ROSEANN				12/13/1976	QS	44,600	4224-407						

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	%
627	06/24/2004	6	CYCL GROWTH		09/16/2020	SD	0	0
		6	CYCL GROWTH		07/08/2013		0	0
		3	ALTERATIONS	2,000	06/17/2005	SLB	100	100

LAND


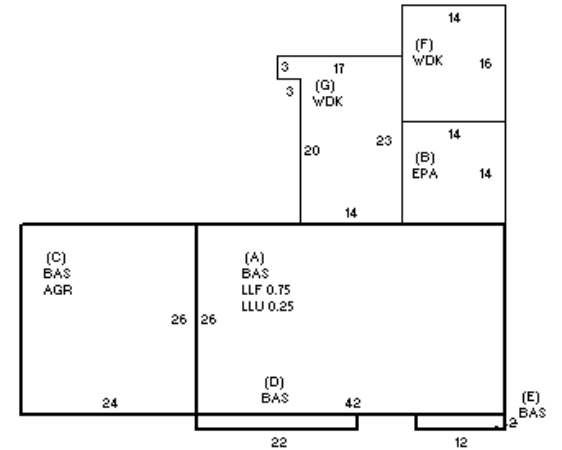
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 3	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	2,500 3	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	14,250

TOTAL	3.500 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	202,300	184,000
Inf1	FACTOR 100		BUILDING	358,700	309,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	561,000	493,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/16/2020	SD
MODEL	1		RESIDENTIAL	LIST	9/16/2020	SD
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	491,327
NET AREA	1,784	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	273		59.66	16,288		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	819		115.52	94,614		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	196		74.40	14,582		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	624		66.69	41,615		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,784	1967	161.38	287,905		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	555		31.60	17,538		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O		FPL 2S 10P	2		6,819.50	13,639		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

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	\$358,700