

Key: 3944

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3409

LEGALS AND

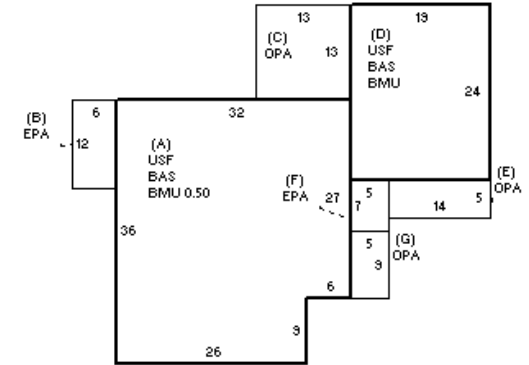
CURRENT OWNER				PARCEL ID				LOCATION			
413 HIGHLAND LLC 26 HOLLY BERRY LN HANOVER, MA 02339-1140				92-11-0				413 HIGHLAND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
413 HIGHLAND LLC				11/30/2018	U	510,000	50578-233				
CLIFFORD JAMES J III				08/30/2012	QS	447,000	41880-206				
MATSON LAWRENCE G & PAMEL				10/15/1999	QS	290,000	17955-181				

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	%
2313	12/18/2014	51	FIELD REVIEW	6,000	08/14/2019	PW	0	0
		62	REVISIT		03/06/2019	SD	0	0
		3	ALTERATIONS		09/10/2013	LF	0	0
		51	FIELD REVIEW					

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	3	1.00		188,000
300	A	0.680	3	1.00	100	5,700	1.00	100	ELP	1.00		3,880

TOTAL	1.680 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	191,900	174,500
Infl1	FACTOR 100		BUILDING	323,800	317,200		
Infl2	PHY 100		DETACHED	71,400	68,000		
			OTHER	0	0		
					TOTAL	587,100	559,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	+	1.10	50 0.50		4,000	28.52	57,000
SHF	A	1.00	10 0.90	2014	360	17.36	5,600
IPV	A	1.00	30 0.70	1993	648	19.48	8,800



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2019	PW
MODEL	1		RESIDENTIAL	LIST	3/6/2019	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/15/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	539,659				
NET AREA	3,108	DETAIL ADJ	1.009	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,005		40.73	40,939						
\$NLA(RCN)	\$174	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,554	1900	155.21	241,199						
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,554	1900	141.04	219,183						
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	107		78.12	8,359						
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	284		44.84	12,733						
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160						
				HEATING/COOLING	2	HOT WATER	1.02		KIT	O	XTRA KITCHEN			0.00							
				FUEL SOURCE	99	N/A	1.00														
				ARPUD	0		1.00														
				AFFORDABLE	0		1.00														
																COND	40	40	%		
																FUNC	0				
																ECON	0				
																DEPR	40	%	GD	60	
																RCNLD					\$323,800