

Key: 405

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 355

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION				
BIGGINS THOMAS F & REBECCA A 85 METZLER RD E BRIDGEWATER, MA 02333				7-395-0				85 METZLER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BIGGINS THOMAS F & REBECC				07/09/1992	QS	112,600	11108-075					
BORDEN WILLIAM E & DEBORA				06/18/1982	QS		5163-278					
BARTHEL ALBERT & EDITH M				08/17/1960	QS		2796-014					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,670	2	1.00	100	178,600	1.27	100	1.00	2	0.95	169,670

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	%
BP-19-36	02/12/2019	3	ALTERATIONS	7,000	04/08/2021	SLB	100	100
862	03/07/2007	6	CYCL GROWTH		05/15/2013	LF	0	0
601	07/06/2006	8	POOL	6,100			100	100
		3	ALTERATIONS	6,150			100	100

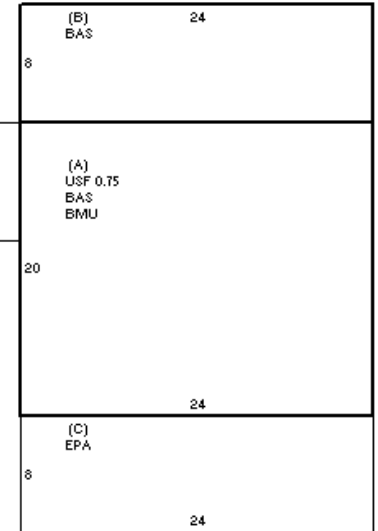
LEGALLAND

TOTAL	32,670 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 396-400 421-426			LAND	169,700	154,300
Inf1	FACTOR 100		BUILDING	134,500	120,100		
Inf2	PHY 100		DETACHED	16,700	15,900		
			OTHER	0	0		
					TOTAL	320,900	290,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80		360	57.85	16,700



(D) EPA 12
8



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2021	SLB
MODEL	1		RESIDENTIAL	LIST	4/8/2021	SLB
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	268,969
NET AREA	1,032	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		50.90	24,434	CONDITION ELEM CD	
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	360	1940	201.03	72,369		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	672	1940	221.22	148,658		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	288		74.40	21,427		
				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										
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1958 / 63
																COND	50 50 %
																FUNC	0
																ECON	0
																DEPR	50 % GD 50
																RCNLD	\$134,500