

Key: 4050

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.506

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FOSS MATTHEW & KACIE 59 BRENDA AVE E BRIDGEWATER, MA 02333				93-57-0				59 BRENDA AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FOSS MATTHEW & KACIE				03/20/2020	L	318,000 ( )					
US BANK TRUST				09/29/2017	L	359,039 ( )					
HOGAN RICHARD V & ELIZABE				06/02/2003	QS	290,000 ( )					

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-21-92	03/10/2021	3	ALTERATIONS	4,050	10/27/2021	SLB	100	100
		6	CYCL GROWTH		08/26/2020	SD	0	0
		6	CYCL GROWTH		09/08/2015	SD	0	0
		51	FIELD REVIEW		09/10/2013		0	0
		6	CYCL GROWTH		04/28/2004	KB	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	23,086 4	1.00	100	1.00	100	1.00	225,600	1.71	100	1.00	4	1.20		204,390

TOTAL	23,087 SF	ZONING	RES 4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 44	LAND	204,400	170,400		
Inf1	FACTOR 100		BUILDING	195,000	163,700			
Inf2	PHY 100		DETACHED	21,400	20,400			
			OTHER	0	0			
				TOTAL	420,800	354,500		

DETACHED

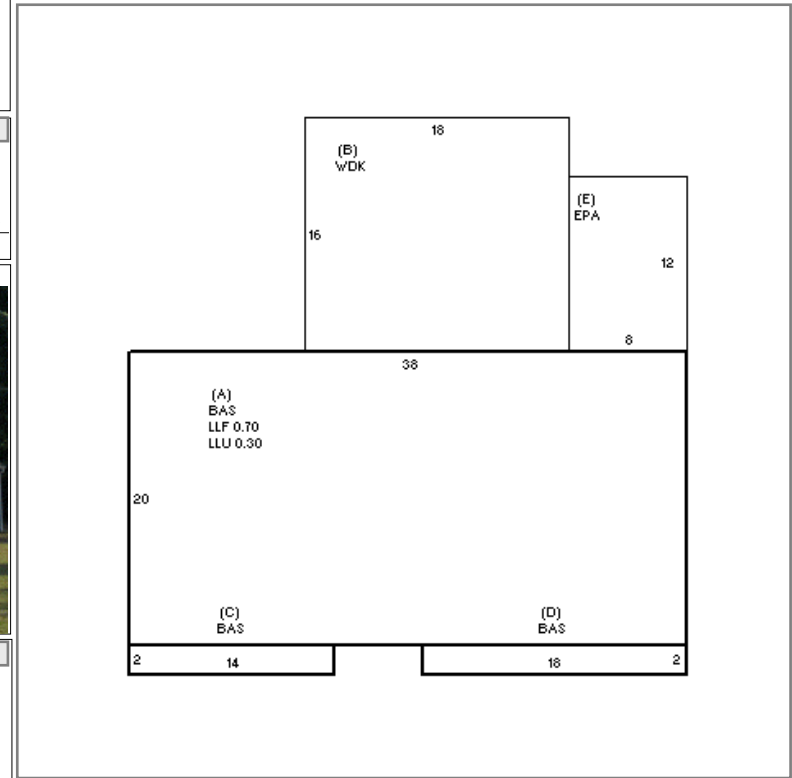
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	1996	432	55.16	21,400



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2021	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/16/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	824	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$324	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	3	\$2,185		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	228		71.32	16,260
A	LLF	N	LOWER LEVEL FIN	532		138.09	73,466
B	WDK	N	WOOD DECK	288		31.60	9,101
+	BAS	L	BASE AREA	824	1970	192.91	158,959
E	EPA	N	ENCLOSED PORCH	96		74.40	7,142

TOTAL RCN	267,113
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	\$195,000