Key: 4069

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,525

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KARCH O STEPHAN & CORRINE L 49 LORI LN E BRIDGEWATER, MA 02333	93-76-0	49 LORI LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KARCH O STEPHAN & CORRINE	05/02/2008	F	1	35924-330
KARCH STEPHEN & CORRINE J	03/05/2008	A	1	35687-349
KARCH OTTO, GERTRUDE,	06/01/2006	A	100	32783-157

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-20-472	09/08/2020	3	ALTERATIONS	4,000			0	0
		6	CYCL GROWTH		05/16/2014	SLB	0	0
		51	FIELD REVIEW		09/10/2013		0	0
1683	08/27/2013	2	ADDITIONS	50,000	05/07/2014	SLB	100	100
	06/27/2012	6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000	4 1.00	100 1.00	100 1.00	225,600	1.44	100 1.00	4 1.20			209,490

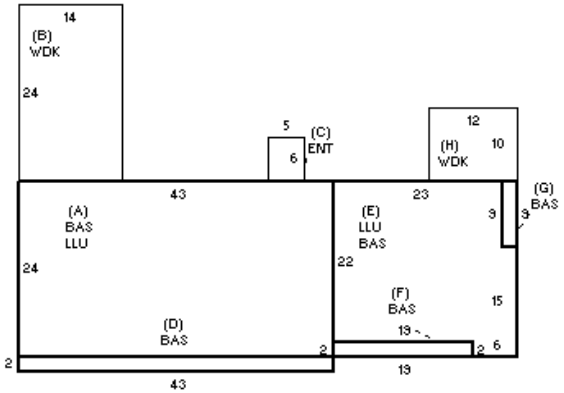
TOTAL	28,000 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	209,500	174,700
BUILDING	282,700	241,600
DETACHED	0	0
OTHER	0	0
TOTAL	**492,200**	**416,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/02/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/16/2014	SLB
LIST		
REVIEW	4/16/2013	ER

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,718	DETAIL ADJ	1.081
$NLA(RCN)	$225	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,410
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,576		57.71	90,954
+	WDK	N	WOOD DECK	456		31.60	14,410
C	ENT	N	ENCLOSED ENTRY	30		81.10	2,433
+	BAS	L	BASE AREA	1,118	1976	156.11	174,530
+	BAS	L	BASE AREA	582	2013	156.11	90,856
G	BAS	L	BASE AREA	18	2011	156.11	2,810
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	387,222
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		$282,700