

Key: 408

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 357

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PHILBRICK ROBERT F & DARLENE A 73 METZLER RD E. BRIDGEWATER, MA 02333				7-417-0				73 METZLER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHILBRICK ROBERT F & DARL				02/19/2002	A	1 21559-154					
PHILBRICK DARLENE A				03/27/1991	A	1 10203-134					
PHILBRICK ROBERT F & DARL				10/09/1975	QS	4106-775					

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 %
294	05/03/2008	6	CYCL GROWTH	1,000	05/15/2013	LF	0 0
8	03/04/2002	6	CYCL GROWTH		06/05/2008		0 0
		3	ALTERATIONS				0 0
		6	CYCL GROWTH		03/04/2002	KEO	100 100

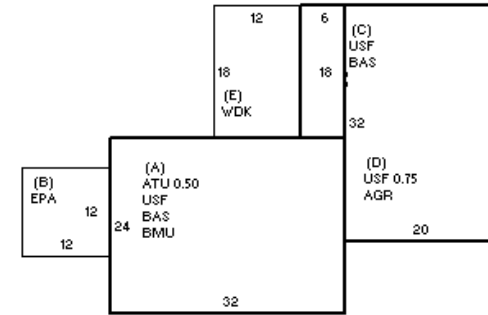
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890	2	1.00	1.00	178,600	3.40	1.00	2	0.95		151,810

TOTAL	10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	N O T E  C/W 418-420			LAND	151,800	138,100
Inf1	FACTOR 100		BUILDING	344,400	304,300		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>498,700</b>	<b>444,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	441,578
NET AREA	2,232	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		42.23	32,433		
\$NLA(RCN)	\$198	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,356	1973	141.12	191,360		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	384		30.30	11,635		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	144		74.40	10,714		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	876	1973	155.30	136,039		
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	640		66.34	42,457		
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	216		31.60	6,826		
				FUEL SOURCE	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD	TOTAL RCN	441,578
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE		1996 / 25	
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			\$344,400