

Key: 415

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 363

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SAUNDERS DAVID R & DANA N 130 HUBBARD RD E BRIDGEWATER, MA 02333				7-443-0				130 HUBBARD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SAUNDERS DAVID R & DANA N				06/27/2014	QS	275,500	44471-162					
MACDONALD ERIN T & CHRIST				08/21/2009	A	1	37639-235					
O'BRIEN ERIN T & MACDONALD				05/15/2006	QS	282,500	32675-045					
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	100	178,600	3.40	100	2	0.95		151,810

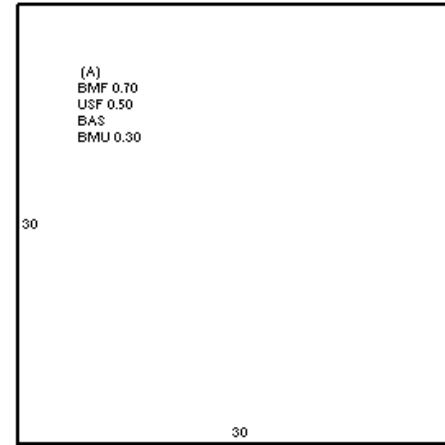
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-528	11/08/2021	3	ALTERATIONS	20,000				
		51	FIELD REVIEW		10/02/2020	SD	0	100
		6	CYCL GROWTH		05/28/2015	NR	100	100
		51	FIELD REVIEW		02/17/2015	PW	0	0
		6	CYCL GROWTH		05/28/2013	LF	0	0

LAND

TOTAL	10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 444-446	LAND	151,800	138,100		
Inf1	FACTOR 100		BUILDING	280,300	217,000		
Inf2	PHY 100		DETACHED	1,000	900		
			OTHER	0	0		
			TOTAL	433,100	356,000		

DE
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8 X 10		80	20.44	1,000



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2022	SD
MODEL	1		RESIDENTIAL	LIST	6/9/2022	SD
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

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,350	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	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	1	1.00		FUEL SOURCE	1	OIL	1.00
TOT FIXTURES	5	\$3,468		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	270		40.11	10,831
A	BAS	L	BASE AREA	900	1986	195.81	176,227
A	USF	L	UPPER STORY FIN	450	1986	177.94	80,071
A	BMF	N	BSMT FINISH-SEP	630		56.41	35,540
B	WDK	N	WOOD DECK	168		31.60	5,309

TOTAL RCN	311,446
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$280,300