Key: 418

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 366

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TURNER PAUL F & SUSAN 112 HUBBRD RD E BRIDGEWATER, MA 02333	7-452-0	112 HUBBRD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TURNER PAUL F & SUSAN	06/30/2021	A	100	55234-178
TURNER PAUL F & SUSAN	03/04/1996	A	100	14181-115
TURNER PAUL F	10/29/1974	QS		4028-468

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	%
		6	CYCL GROWTH		01/24/2018	SD	0	0
		6	CYCL GROWTH		02/01/2013	LF	0	0
		6	CYCL GROWTH		10/25/2007		0	0
		6	CYCL GROWTH		01/01/2007		0	0
		6	CYCL GROWTH		01/01/2006		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,445	2 1.00	100 1.00	100 1.00	178,600	6.60	100 1.00	2 0.95			147,350

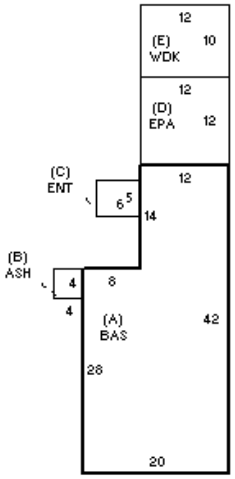
TOTAL	5,445 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	C/W 453 455A		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	147,400	134,000
BUILDING	119,200	111,600
DETACHED	5,700	5,400
OTHER	0	0
TOTAL	**272,300**	**251,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A 1.00	50 0.50			288	39.65	5,700

PHOTO 01/24/2018



BLDG COMMENTS

BUILDING

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

MEASURE	1/24/2018	SD
LIST		
REVIEW	3/18/2013	ER

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	728	DETAIL ADJ	1.019
$NLA(RCN)	$292	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,079
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	2	CLAPBOARD	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	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	728	1925	265.73	193,453
B	ASH	N	ATT SHED	16		18.75	300
C	ENT	N	ENCLOSED ENTRY	30		81.10	2,433
D	EPA	N	ENCLOSED PORCH	144		74.40	10,714
E	WDK	N	WOOD DECK	120		31.60	3,792

TOTAL RCN	212,771
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1962 / 59		
COND	44	44 %	
FUNC	0		
ECON	0		
DEPR	44	% GD	56
RCNLD	$119,200		