Key: **421**

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 369

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLIFFORD MATTHEW C & MICHELLE J 117 HUBBARD RD E BRIDGEWATER, MA 02333	**7-459-0**	**117 HUBBARD RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CLIFFORD MATTHEW C &	06/30/2016	H	179,900	47131-080
ELDER KENNETH S & HILDA E	12/12/1978	QS		4585-239
ELDER KENNETH S	07/06/1960	QS		2786-055

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		05/22/2013	LF	0	0
		6	CYCL GROWTH		10/25/2007		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,500	2 1.00	100 1.00	100 1.00	178,600	2.99	100 1.00	2 0.95			153,130

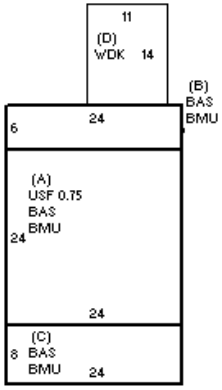
TOTAL	12,500 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	C/W 460-463/ T 12311		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	153,100	139,300
BUILDING	153,700	137,200
DETACHED	31,200	29,700
OTHER	0	0
TOTAL	**338,000**	**306,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	- 0.90	20 0.80			728	53.53	31,200

PHOTO 06/28/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/22/2013	LF
LIST		
REVIEW	3/18/2013	ER

YEAR BLT	1939	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.020
$NLA(RCN)	$229	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,468
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	912		39.94	36,425
+	BAS	L	BASE AREA	912	1939	196.16	178,901
A	USF	L	UPPER STORY FIN	432	1939	178.26	77,008
D	WDK	N	WOOD DECK	154		31.60	4,866
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	307,487
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63	
COND	50	50 %
FUNC	0	
ECON	0	
DEPR	50	% GD 50
RCNLD		$153,700