

Key: 4226

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.639

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH BARBARA 253 HARVARD ST E BRIDGEWATER, MA 02333				99-14-0				253 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH BARBARA				07/29/2020	U	460,000	53156-003				
HAWKEYE FENCE LLC				08/24/2017	U	225,000	48838-179				
SAVINO JOSEPH				08/19/2016	S	189,000	47346-170				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3448	11/03/2017	51	FIELD REVIEW		04/12/2018	SD	0	0
3391	09/07/2017	3	ALTERATIONS	20,000	04/12/2018	SD	100	100
1387	11/15/2012	3	ALTERATIONS				0	100
		6	CYCL GROWTH	12,709	04/10/2008		0	0

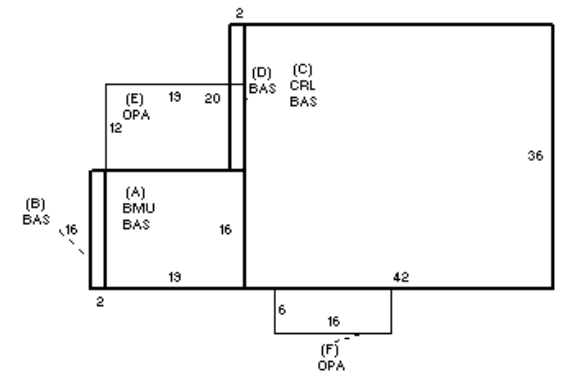
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	3	1.00		188,000
300	A	1,000	3	1.00	100	5,700	1.00	100	ELP	1.00		5,700

DETACHED

TOTAL	2.000 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE			LAND	193,700	176,200
Inf1	FACTOR 100			BUILDING	254,800	234,500		
Inf2	PHY 100			DETACHED	8,800	8,400		
				OTHER	125,500	116,700		
						TOTAL	582,800	535,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPV	A	1.00	30 0.70		648	19.48	8,800	04/17/2018



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/16/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,888	DETAIL ADJ	1.030	FOUNDATION	5	BRICK/STONE	1.00
\$NLA(RCN)	\$198	OVERALL	1.000	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	TOTAL RCN	374,645
+	BAS	L	BASE AREA	1,888	1900	174.22	328,932		
A	BMU	N	BSMT UNFINISHED	304		33.87	10,296		
C	CRL	N	BSMT CRAWL	1,512		7.52	11,363		
+	OPA	N	OPEN PORCH	324		42.70	13,835		
	F11	O	FPL 1S 1OP	1		6,017.00	6,017		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	
ELECT	

EFF.YR/AGE	1970 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$254,800

Key: 4226

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.640

L E G A L

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH BARBARA 253 HARVARD ST E BRIDGEWATER, MA 02333				99-14-0				253 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

L A N D

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	125,500	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

(C) 12
wDK 7

(B) 12
wDK 7

36

(A)
USU
BIG

26

D E T A C H E D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/07/2018



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	0	1.00	[100%]	REVIEW	4/16/2013	ER
QUALITY		1.00	[100%]			
FRAME		1.00	[100%]			

B U I L D I N G

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	147,622																																
NET AREA	0	DETAIL ADJ	0.978	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	936		60.69	56,807																																		
\$NLA(RCN)	\$0	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USU	N	UPPER STORY UNF	936		89.22	83,511																																		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	168		31.60	5,309																																		
				ROOF COVER	1	ASPH SHINGLES	1.00																																										
				FLOOR COVER	13	COMB	1.00																																										
				INT FINISH	2	DRYWALL	1.00																																										
				HEATING/COOLING	9	WARM/COOL AIR	1.03																																										
				FUEL SOURCE	99	N/A	1.00																																										
				ARPUD	0		1.00																																										
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