

Key: 4246

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.658

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
304 HARVARD ST TRUST 304 HARVARD ST E BRIDGEWATER, MA 02333				99-36-0				304 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
304 HARVARD ST TRUST				10/22/2008	A	1	36467-272				
SYBERTZ EDWARD M				04/28/1989	QS	154,000	9110-050				
HARRIS RICHARD E & MARGAR				04/20/1962	QS		2927-452				

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-21-8	01/13/2021	6	CYCL GROWTH		07/19/2021	SD	0 0
		3	ALTERATIONS	3,586	05/11/2021	SLB	100 100
		6	CYCL GROWTH		01/13/2017	JH	0 0
		6	CYCL GROWTH		05/20/2009		0 0
419	08/28/2008	3	ALTERATIONS	10,575			0 0

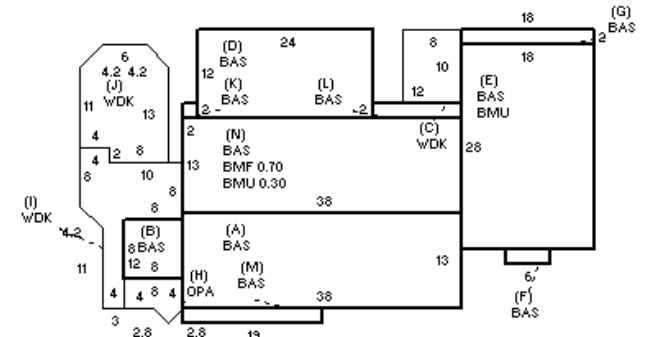
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	24,000 3	1.00	100	1.00	100	1.00	188,000	1.65	100	1.00	3	171,120

TOTAL	24,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	171,100	155,600		
Inf1	FACTOR 100		BUILDING	308,600	281,900		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	482,200	439,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 40 0.60			200	20.44	2,500	07/19/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	SD
MODEL	1		RESIDENTIAL	LIST	7/19/2021	SD
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	4/16/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422,804
NET AREA	1,958	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,958	1962	180.59	353,594		
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	410		31.60	12,956		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	652		38.90	25,362		
				ROOF COVER	1	ASPH SHINGLES	1.00	H	OPA	N	OPEN PORCH	36		42.69	1,537		
				FLOOR COVER	1	HARDWOOD	1.00	N	BMF	N	BSMT FINISH-SEP	346		54.71	18,928		
				INT FINISH	2	DRYWALL	1.00	N	F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$308,600