

Key: 4343

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.742

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HENDRICKSON MARK & PATRICIA S/O FLAHERTY LAURIE M 732 ELM ST E BRIDGEWATER, MA 02333				102-35-0				732 ELM ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLAHERTY LAURIE M				07/18/2022	QS	480,000	57035-246				
HENDRICKSON MARK & PATRIC				07/11/1996	A	100,000	14505-232				
BAKER HARRY G & MARY T				07/12/1991	A	1	10375-081				

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	%
540	09/03/2010	6	CYCL GROWTH		10/03/2022	SD	0	0
		6	CYCL GROWTH		09/12/2013	LF	0	0
		3	ALTERATIONS	3,500			0	0

LAND

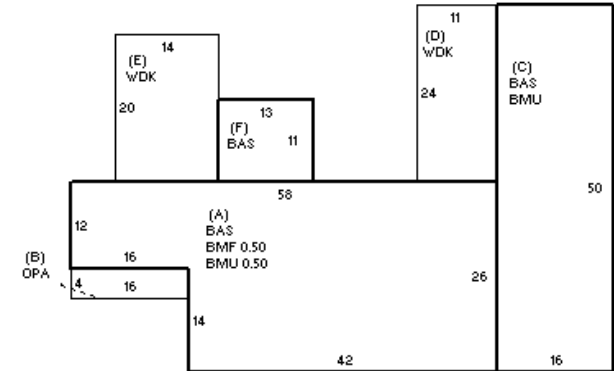
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	43,560 3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	1,880 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	10,720

DETAILED

TOTAL	2.880 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E		LAND		198,700	180,800	
Inf1	FACTOR 100			BUILDING		334,500	312,300	
Inf2	PHY 100			DETACHED		11,300	10,700	
				OTHER		0	0	
				TOTAL		544,500	503,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70		648	19.48	8,800

PHOTO 10/04/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/3/2022	SD
MODEL	1		RESIDENTIAL	LIST	10/3/2022	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	4/17/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
IN-LAW APT		

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	477,852
NET AREA	2,227	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,442		33.10	47,736		
\$NLA(RCN)	\$215	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	642		46.55	29,888		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	64		42.70	2,733		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	544		31.60	17,190		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	2,227	1965	163.47	364,046		
				INT FINISH	99	N/A	1.00	F11	O	FPL 1S 1OP	1		6,017.00	6,017			
				HEATING/COOLING	2	HOT WATER	1.02	KIT	O	XTRA KITCHEN	1		5,387.00	5,387			
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	U

EFF.YR/AGE	1972 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$334,500