Key: 4361

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,759

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAYES WILLIAM F & MARGARET A 20 MARJAN DR E BRIDGEWATER, MA 02333	102-55-0	20 MARJAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAYES WILLIAM F & MARGARE	12/17/1993	QS	196,000	12502-004
LAGERVAL RICHARD K & CYNT	12/06/1985	D	45,000	6461-227
NOWROUZI ALIREZA E	02/10/1984	QS		5571-458

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		11/13/2014	LF	0	0
	09/04/2013	6	CYCL GROWTH		09/26/2013	SLB	0	0
332	06/04/2008	3	ALTERATIONS	6,000			0	0
666	07/21/2004	3	ALTERATIONS	5,000	06/16/2005	SLB	100	100
249	09/22/2003	2	ADDITIONS	60,000	05/05/2004	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,072	4 1.00	100 1.00	100 1.00	225,600	1.19	100 1.00	4 1.20			216,810

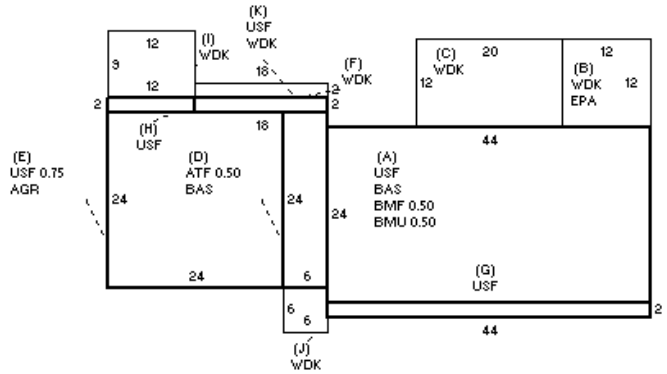
TOTAL	35,066 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	T 14256		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	216,800	180,800
BUILDING	406,600	359,500
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**625,900**	**542,600**

DETACHED

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

PHOTO 11/13/2014



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/13/2014	LF
LIST		
REVIEW	4/18/2013	ER

BLDG COMMENTS

IN-LAW APT

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,908	DETAIL ADJ	0.978
$NLA(RCN)	$184	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$7,315
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	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
A	BMU	N	BSMT UNFINISHED	528		38.27	20,209
A	BMF	N	BSMT FINISH-SEP	528		53.83	28,420
B	EPA	N	ENCLOSED PORCH	144		74.40	10,714
+	WDK	N	WOOD DECK	600		31.60	18,960
+	BAS	L	BASE AREA	1,200	1986	145.66	174,797
D	ATF	L	ATTIC FINISH	72	1986	94.24	6,785
E	AGR	N	ATT GARAGE	576		67.88	39,101
+	USF	L	UPPER STORY FIN	1,636	1986	132.37	216,555
	F21	O	FPL 2S 1OP	1		6,819.00	6,819
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	535,062
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	$406,600