Key: 4362

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,760

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALSH LOIS N S/O WALSH JEFFREY M 10 MARJAN DR E BRIDGEWATER, MA 02333	102-56-0	10 MARJAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALSH JEFFREY M	07/01/2022	F	100	56989-019
WALSH JEFFREY M	04/28/2022	A	100	56739-288
WALSH LOIS N	02/13/2004	A	1	27547-350

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-21-367	07/28/2021	3	ALTERATIONS	4,107			0	0
		6	CYCL GROWTH		11/13/2014	LF	0	0
149	03/22/2002	6	CYCL GROWTH		03/22/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,186	4 1.00	100 1.00	100 1.00	225,600	1.19	100 1.00	4 1.20			216,930

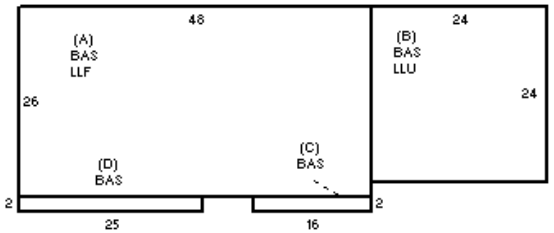
TOTAL	35,186 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	216,900	180,900
BUILDING	366,500	312,700
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**585,900**	**495,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60		1998	200	20.44	2,500

PHOTO 11/13/2014



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [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	1,906	DETAIL ADJ	1.081
$NLA(RCN)	$253	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	11	$8,086
# 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	LLF	N	LOWER LEVEL FIN	1,248		108.78	135,763
B	LLU	N	LOWER LEVEL UNF	576		56.18	32,360
+	BAS	L	BASE AREA	1,906	1986	151.97	289,648
	BMG	O	BSMT GARAGE	2		2,063.00	4,126
	F21	O	FPL 2S 1OP	1		6,819.00	6,819
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	482,189
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1991 / 30		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$366,500