Key: 4404

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,791

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH PATRICK & KAREN 136 FRANKLIN ST E BRIDGEWATER, MA 02333	104-1411-0	136 FRANKLIN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH PATRICK & KAREN	03/19/1962	QS		6012-324

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-20-554	11/05/2020	3	ALTERATIONS	4,500			0	0
BP-18-226	09/04/2018	3	ALTERATIONS	500	05/08/2019	SLB	100	100
149	12/09/2015	3	ALTERATIONS	8,577			0	0
34299	01/15/2015	3	ALTERATIONS	6,000			0	0
		6	CYCL GROWTH		09/03/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,250	3 1.00	100 1.00	100 1.00	188,000	1.48	100 1.00	3 1.00			173,920

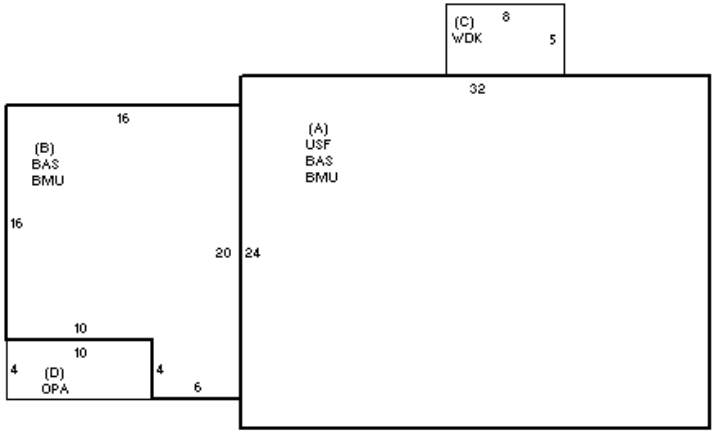
TOTAL	27,250 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 3/ T 13962		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	173,900	158,200
BUILDING	254,000	223,200
DETACHED	0	0
OTHER	0	0
TOTAL	**427,900**	**381,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/08/2019



BLDG COMMENTS

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	9/3/2013	LF
LIST		
REVIEW	4/18/2013	ER

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,816	DETAIL ADJ	0.969
$NLA(RCN)	$189	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,295
# 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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,048		38.34	40,184
+	BAS	L	BASE AREA	1,048	1985	166.10	174,072
A	USF	L	UPPER STORY FIN	768	1985	150.94	115,921
C	WDK	N	WOOD DECK	40		31.60	1,264
D	OPA	N	OPEN PORCH	40		42.70	1,708
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	343,263
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 36	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$254,000