

Key: 472

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 418

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LARSON DERIK C & RHONDALEE 115 POND ST E BRIDGEWATER, MA 02333				8-33-0				115 POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LARSON DERIK C & RHONDALEE				09/12/2008	H	333,000	36351-203				
SCOTT WILLIAM J & CYNTHIA				10/05/1972	QS	32,900	3824-401				
BOWDEN HOMES INC				04/28/1972	QS	1	3771-721				

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-21-602	12/14/2021	6	CYCL GROWTH		03/16/2022	SD	0 0
3246	05/02/2017	8	POOL	37,000		SD	0 100
		3	ALTERATIONS	35,500			0 100
		6	CYCL GROWTH		09/04/2013	LF	0 0
591	06/08/2004	8	POOL	2,800	06/16/2005	CAP	100 100

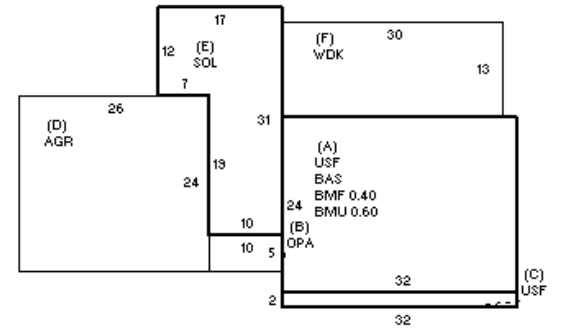
LAND

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	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.500	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	2,850

TOTAL	1.500 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	T 10515		LAND	190,900	173,600
Inf1	FACTOR 100			LAND	302,800	254,700		
Inf2	PHY 100			DETACHED	13,900	2,300		
						OTHER	0	0
						TOTAL	507,600	430,600

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60	2005	200	20.44	2,500	09/05/2013
IPV	A	1.00	10 0.90	2022	648	19.48	11,400	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/4/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,994	DETAIL ADJ	0.940
\$NLA(RCN)	\$200	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	461		42.23	19,468
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	307		59.39	18,233
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1972	168.66	129,531
ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	50		42.70	2,135
FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	832	1972	153.27	127,517
INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	624		66.69	41,615
HEATING/COOLING	5	ELECTRIC BB	0.99	E	SOL	L	SOL/ 3 SEASON	394	1972	95.41	37,592
FUEL SOURCE	3	ELECTRIC	1.00	F	WDK	N	WOOD DECK	390		31.60	12,324
ARPUD	0		1.00	F	F21	O	FPL 2S 1OP	1		6,819.00	6,819
AFFORDABLE	0		1.00								

TOTAL RCN	398,430	
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	\$302,800	