Key: 4780

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,078

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OCONNOR JAMES M & EUNICE F 71 THATCHER ST E BRIDGEWATER, MA 02333	121-32-0	71 THATCHER ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OCONNOR JAMES M & EUNICE	08/26/1998	A	1	16538-328
OCONNOR JAMES M & EUNICE	11/25/1991	L	90,000	10602-082
COMFED SAVINGS BANK	09/05/1990	L	89,950	9931-134

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

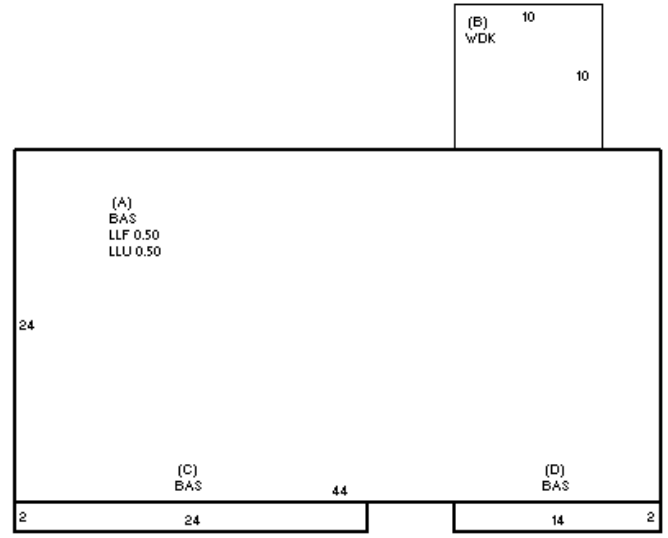
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		11/13/2014	LF	0	0
556	05/27/2004	3	ALTERATIONS	2,000	06/17/2005	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,322	7 1.00	100 1.00	100 1.00	178,600	1.13	100 1.00	7 0.95			173,480

TOTAL	37,322 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE	LOT 4		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	173,500	157,800
BUILDING	218,700	186,000
DETACHED	16,900	16,100
OTHER	0	0
TOTAL	**409,100**	**359,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70			440	54.91	16,900

PHOTO 11/14/2014

BLDG COMMENTS

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	6/17/2005	EST
REVIEW	4/19/2013	ER

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,132	DETAIL ADJ	1.071
$NLA(RCN)	$265	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,185
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	528		63.80	33,686
A	LLF	N	LOWER LEVEL FIN	528		123.54	65,228
B	WDK	N	WOOD DECK	100		31.60	3,160
+	BAS	L	BASE AREA	1,132	1975	172.58	195,356

TOTAL RCN	299,615

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1979 / 42	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$218,700