

Key: 487

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 431

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MATTHEWS PAUL B JR TR MATTHEWS FAMILY IRREVOCABLE TR 56 WOODLAWN ST E TAUNTON, MA 02718				8-64-0				35 METZLER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MATTHEWS PAUL B JR TR				10/25/2006	A		33565-343				
MATTHEWS PAUL B SR & IREN				01/14/1965	QS		3176-041				

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	%
	05/21/2013	6	CYCL GROWTH		08/14/2013		0	0
		3	ALTERATIONS		07/31/2007	SB	0	0

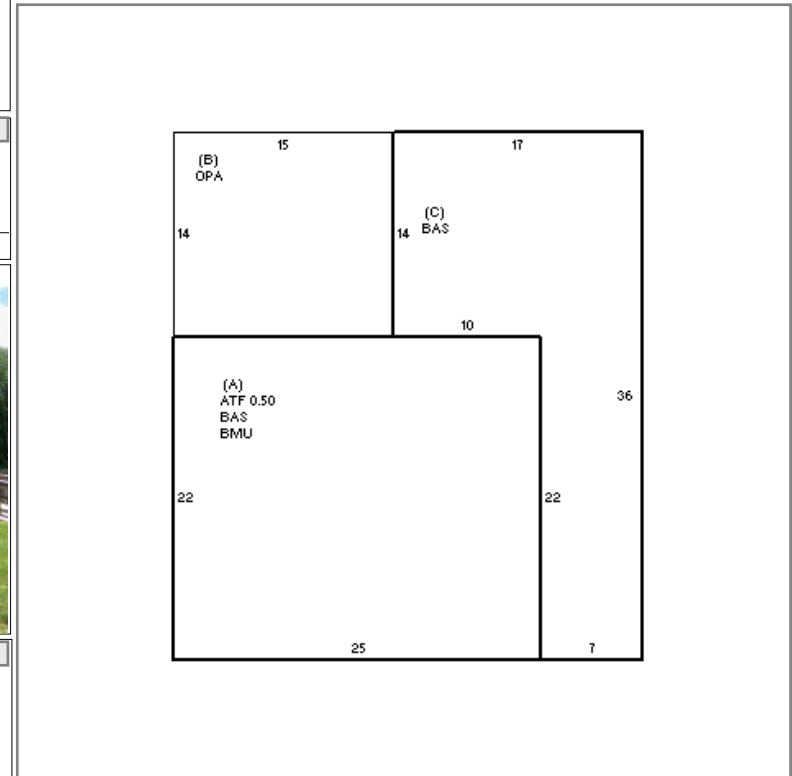
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,890	2	1.00	100	1.00	100	1.00	178,600	3.40	100	1.00	2	0.95			151,810

TOTAL	10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 65, 66 & 67	LAND	151,800	138,100		
Inf1	FACTOR 100		BUILDING	156,000	136,100		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	310,300	276,500		

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



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1938	SIZE ADJ	1.000
NET AREA	1,217	DETAIL ADJ	1.020
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,081	
# 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	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	550		47.95	26,375
A	ATF	L	ATTIC FINISH	275	1938	132.54	36,449
B	OPA	N	OPEN PORCH	210		42.70	8,967
+	BAS	L	BASE AREA	942	1938	204.87	192,987
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	273,678
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	\$156,000