

Key: 4906

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.185

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DOLBEC JOHN V & HOYO MARIA T S/O JOHN V DOLBEC FAMILY TRUST 10 KATHY LN E BRIDGEWATER, MA 02333				59-10-03-0				10 KATHY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
JOHN V DOLBEC FAMILY TRUS				01/20/2022	A	10 56338-206					
DOLBEC JOHN V & HOYO MARI				10/31/1996	QS	280,000 14756-139					
CUSHMAN HERBERT J & BARBA				10/20/1992	QS	270,000 11350-081					

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 %
22-385	08/12/2022	3	ALTERATIONS	4,500			0 0
BP-19-381	10/16/2019	3	ALTERATIONS	67,020			0 0
		6	CYCL GROWTH		06/14/2019	SD	0 0
		3	ALTERATIONS	212,750	05/20/2019	SLB	0 100
3525	03/19/2018						
2421	04/23/2015	3	ALTERATIONS	111,337			0 0

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	1.00	100	1.00	188,000	1.00	100	1.00	3 188,000
300	A	1,410 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	3 ELP 8,040

DETACHED

TOTAL	2.410 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE	LAND		196,000	178,300	
Inf1	FACTOR 100			BUILDING		615,200	583,900	
Inf2	PHY 100			DETACHED		8,800	8,400	
				OTHER		0	0	
				TOTAL		820,000	770,600	

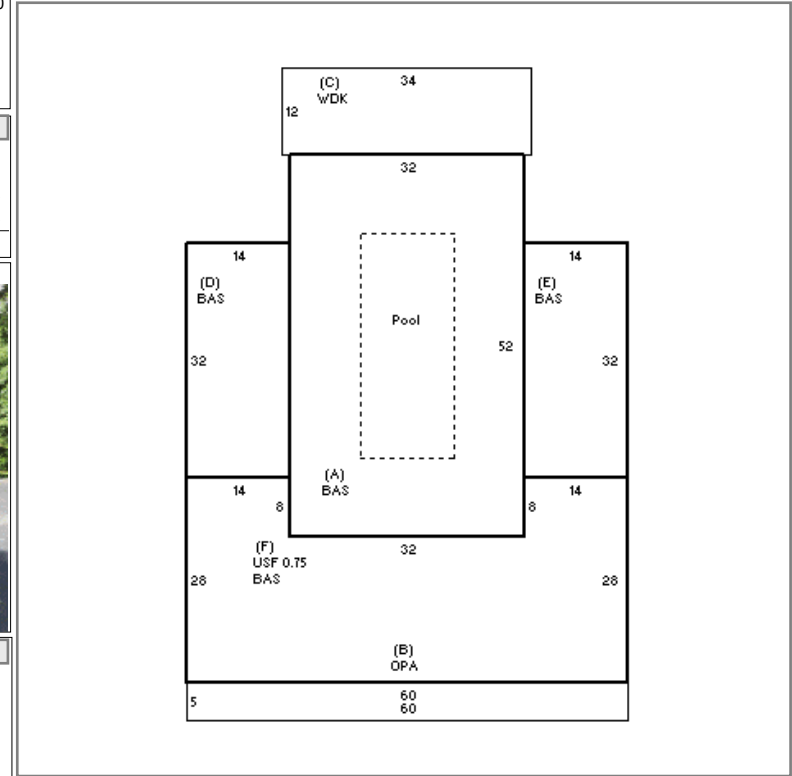
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPV	A	1.00 30 0.70		1990	648	19.48	8,800	06/17/2019



BUILDING	CD	ADJ	DESC	MEASURE	1/6/2019	SD
MODEL	1		RESIDENTIAL	LIST	7/1/2003	EST
STYLE	8	0.98	CONTEMPORARY [100%]	REVIEW	4/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	723,749
NET AREA	5,052	DETAIL ADJ	1.019	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	3,984	1989	135.62	540,300		
\$NLA(RCN)	\$143	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	300		42.70	12,810		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	408		31.60	12,893		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	USF	L	UPPER STORY FIN	1,068	1989	123.24	131,619		
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	6		2,063.17	12,379		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	
KITCHEN	G
BATHS	
HEAT	U
ELECT	U

EFF.YR/AGE	2006 / 15	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$615,200	