

Key: 4911

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.190

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LOCHRIE WILLIAM III & DEBORAH J 25 PHEASANT RUN E BRIDGEWATER, MA 02333				60-16-10-0				25 PHEASANT RUN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOCHRIE WILLIAM III & LOCHRIE WILLIAM III & DEB				04/01/1998	QS	256,337	16051-092				
BRADFORD CHARLES J & ELIZ				03/31/1998	D	256,337	16051-092				
				12/31/1990	L	50,000	10096-117				

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 %
103	03/15/2002	6	CYCL GROWTH		07/02/2013	LF	0 0
		6	CYCL GROWTH		03/15/2002	KEO	100 100

LAND

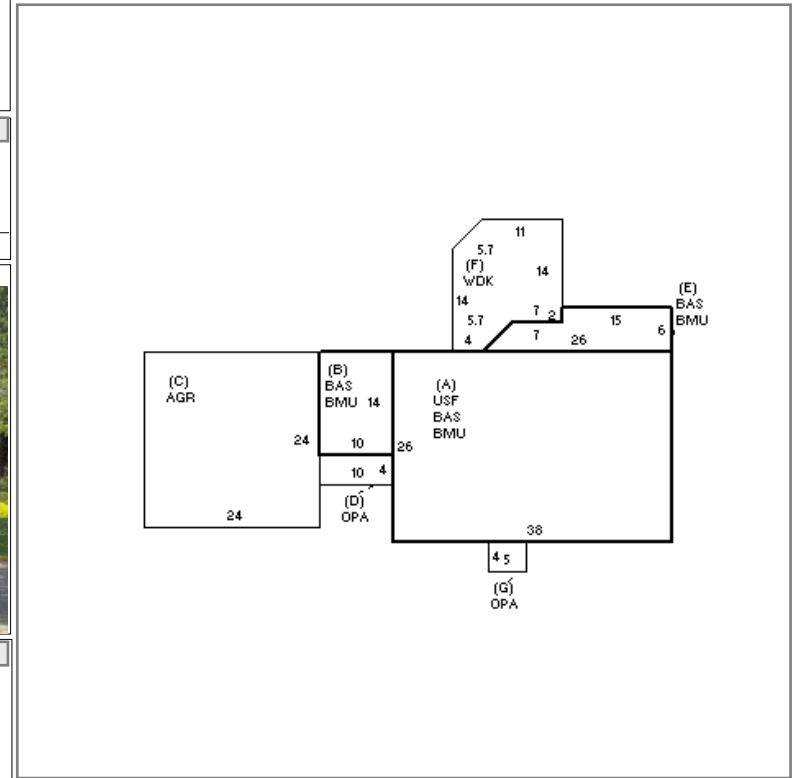
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	35,000 4	1.00	100	1.00	100	1.00	225,600	1.20	100	1.00	4 1.20	216,740

TOTAL	35,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE			LAND	216,700	180,700
Inf1	FACTOR 100		BUILDING	366,000	327,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>					<b>582,700</b>	<b>508,000</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/19/2013

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/22/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	469,232																						
NET AREA	2,242	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,254		38.44	48,202	CONDITION ELEM CD																							
\$NLA(RCN)	\$209	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,254	1998	165.90	208,034	EXTERIOR																							
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	988	1998	150.75	148,946	INTERIOR																							
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	576		71.28	41,056	KITCHEN																							
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	60		44.84	2,690	BATHS																							
				INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	226		33.18	7,499	HEAT																							
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		7,160.00	7,160	ELECT																							
				FUEL SOURCE	99	N/A	1.00																																
				ARPUD	0		1.00																																
				AFFORDABLE	0		1.00																																
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