Key: 4944 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 4,218

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONOVAN JOHN JR & JENNIFER M 30 SNELLS CT E. BRIDGEWATER, MA 02333	98-1-12-0	30 SNELLS CT

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONOVAN JOHN JR & JENNIFE	05/24/2002	QS	299,000	22130-002
WHITE ALLAN E	01/21/1993	QS	122,900	11596-318
WHITE ALLAN E	01/20/1993	D	122,900	11596-318

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

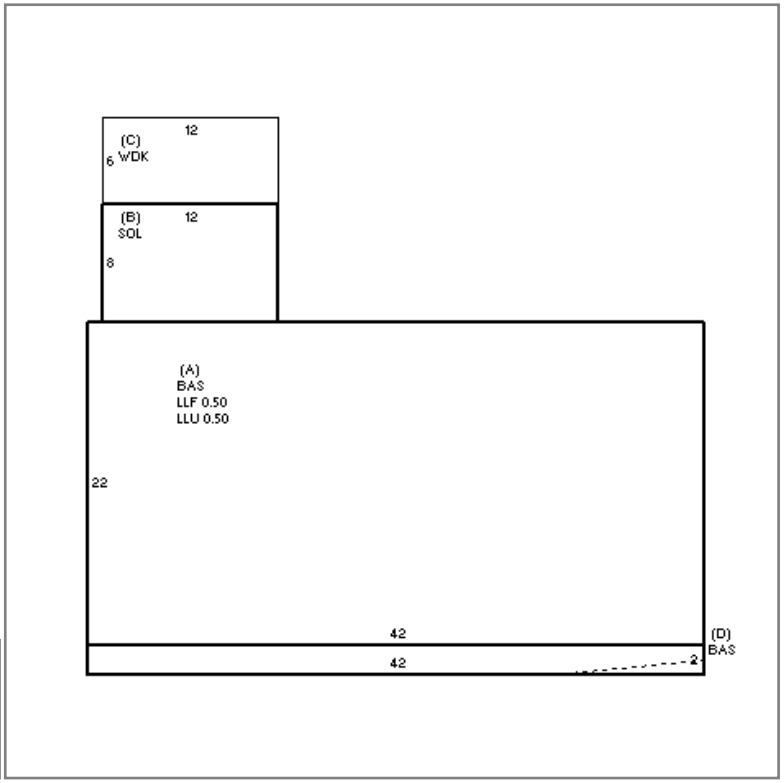
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-11	01/04/2022	3	ALTERATIONS	10,300			0	0
		6	CYCL GROWTH		09/23/2013	LF	0	0
493	07/29/2010	3	ALTERATIONS	6,793			0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,317	4 1.00	100 1.00	100 1.00	225,600	1.63	100 1.00	4 1.20			205,670

TOTAL	24,317 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 12		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	205,700	171,500
BUILDING	221,700	191,300
DETACHED	0	0
OTHER	0	0
TOTAL	**427,400**	**362,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/27/2014

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	9/23/2013	LF
LIST		
REVIEW	4/22/2013	ER

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	1,104	DETAIL ADJ	1.081
$NLA(RCN)	$264	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$5,146
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	9	WARM/COOL AIR	1.03
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	LLU	N	LOWER LEVEL UNF	462		67.04	30,973
A	LLF	N	LOWER LEVEL FIN	462		129.81	59,974
B	SOL	L	SOL/ 3 SEASON	96	1992	109.72	10,533
C	WDK	N	WOOD DECK	72		31.60	2,275
+	BAS	L	BASE AREA	1,008	1992	181.34	182,793

TOTAL RCN	291,694
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1992 / 29		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$221,700