

Key: 4962

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.236

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROWE JAMES W & MACDONALD SUSAN C 58 BROWNS LN E BRIDGEWATER, MA 02333				106-60-16-0				58 BROWNS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROWE JAMES W & COLBY DANA H & REDDER JOH				05/01/1990	QS	185,750	9726-299				
				09/18/1986	QS		7126-269				

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	%
BP-19-99	02/07/2019	3	ALTERATIONS	4,580				0
		6	CYCL GROWTH		10/26/2015	SD		0
		6	CYCL GROWTH		08/29/2013	LF		0
		6	CYCL GROWTH		06/03/2009			0
104	06/01/2009	8	POOL	10,000				0

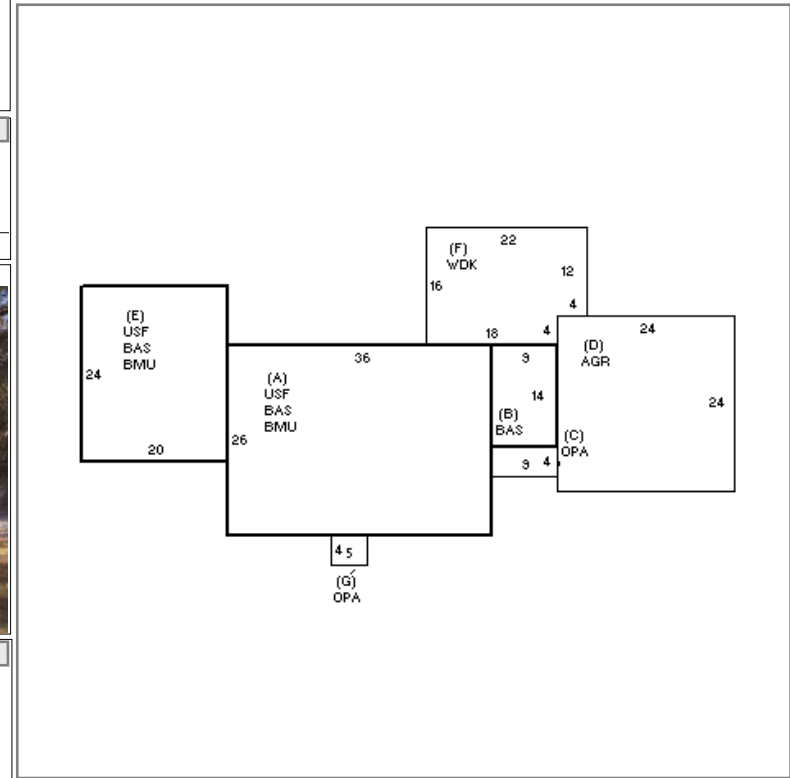
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	35,129 4	1.00	100	100	1.00	225,600	1.19	100	1.00	4	1.20	216,870

TOTAL	35,129 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 16/ PLAN 05-429			LAND	216,900	180,800
Inf1	FACTOR 100		BUILDING	419,500	374,700		
Inf2	PHY 100		DETACHED	10,400	9,700		
			OTHER	0	0		
					TOTAL	646,800	565,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
GZB	-	0.90	40 0.60		400	22.46	5,400
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	2,958	DETAIL ADJ	0.988
\$NLA(RCN)	\$180	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	11	\$7,390	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,416		35.60	50,413
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	936	1990	133.10	124,579
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,062	1990	146.47	155,546
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	56		42.70	2,391
FLOOR COVER	14	COMB	1.00	D	AGR	N	ATT GARAGE	576		67.88	39,101
INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	480	2005	146.46	70,303
HEATING/COOLING	11	HW/COOL AIR	1.04	E	USF	L	UPPER STORY FIN	480	2005	133.10	63,886
FUEL SOURCE	99	N/A	1.00	F	WDK	N	WOOD DECK	336		31.60	10,618
ARPUD	0		1.00	F	F21	O	FPL 2S 1OP	1		6,819.00	6,819
AFFORDABLE	0		1.00								

TOTAL RCN	531,046
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 21
COND	21 21%
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$419,500