

Key: 4963

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.237

LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION			
SCANLAN JOHN T JR 17 BROWNS LANE E BRIDGEWATER, MA 02333				107-6-08-0				17 BROWNS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCANLAN JOHN T JR				01/28/2016	QS	356,400	46539-106				
HANRATTY JOHN J JR & MAUR				01/29/1990	QS	168,000	9583-208				
COLBY DANA H & REDDER JOH				09/18/1986	QS		7126-269				

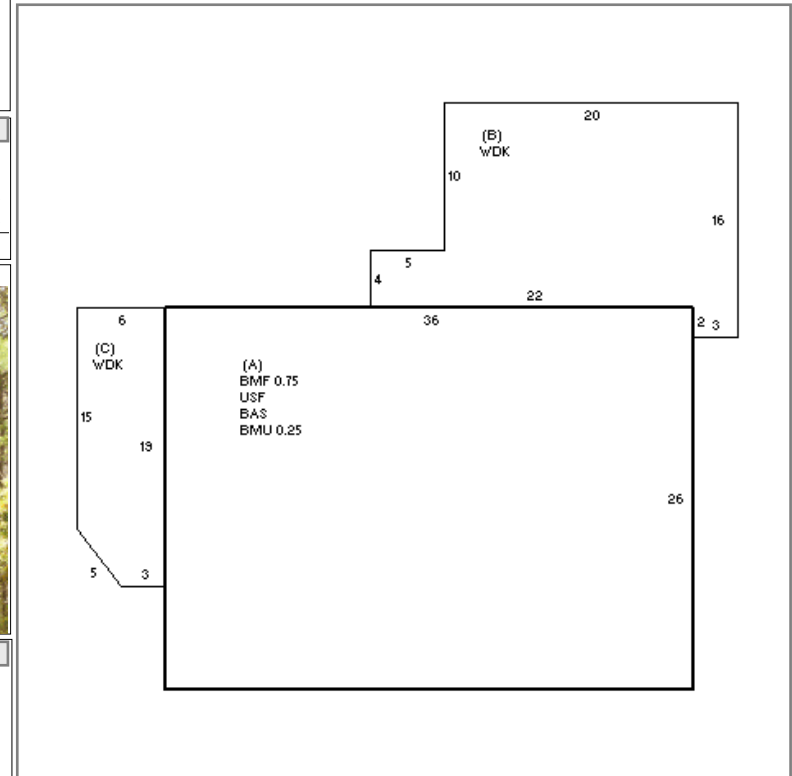
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-38	02/03/2021	3	ALTERATIONS	4,000	05/06/2021	SLB	100	100
		51	FIELD REVIEW		06/01/2017	PW	0	0
		6	CYCL GROWTH		04/13/2016	SD	0	0
		6	CYCL GROWTH		10/26/2015	SD	0	0
		51	FIELD REVIEW		09/16/2013	LF	0	0

D
E
T
A
C
H
E
D

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,493 4	1.00	100	1.00	225,600	1.06	100	1.00	4	1.20	222,420

TOTAL	40,493 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 8		LAND	222,400	185,500
Inf1	FACTOR 100		BUILDING	299,300	263,600		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	524,200	451,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60		1992	200	20.44	2,500



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	SLB
MODEL	1		RESIDENTIAL	LIST	5/6/2021	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	365,021
NET AREA	1,872	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	234		39.63	9,273		
\$NLA(RCN)	\$195	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	936	1990	164.24	153,731		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1990	149.25	139,699		A
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	702		55.73	39,122		G
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	414		31.60	13,082		
				INT FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819		U
				HEATING/COOLING	2	HOT WATER	1.02										
				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	
ELECT	U

EFF.YR/AGE	2003 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82

RCNLD	\$299,300
-------	-----------