

Key: 502

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 445

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MALLON MARGUERITE E 58 METZLER ROAD E. BRIDGEWATER, MA 02333				8-597-0				58 METZLER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MALLON MARGUERITE E				03/10/2006	A	100	32338-329				
MALLON MARGUERITE E & WIL				03/15/2005	A	100	30148-299				
NELSON MARGUERITE				12/10/1973	QS		3953-016				

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	%
181	07/10/2001	6	CYCL GROWTH		01/24/2020	SD	0	0
		6	CYCL GROWTH		05/20/2013	LF	0	0
		2	ADDITIONS	5,000	04/30/2002	SLB	80	100

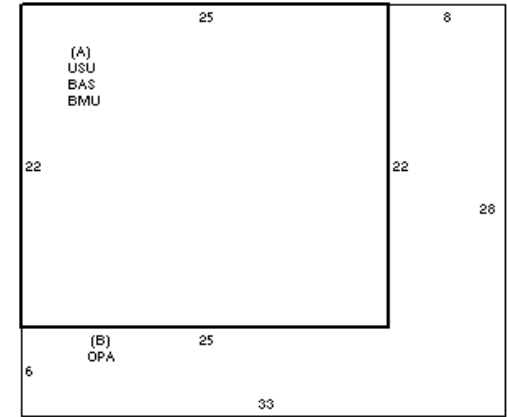
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,935	2	1.00	100	1.00	100	1.00	2	0.95		158,410

TOTAL	18,935 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 598, 596, 673-676/ T 10891	LAND		158,400	144,100	
Infl1	FACTOR 100		BUILDING		95,100	83,900	
Infl2	PHY 100		DETACHED		4,600	4,400	
			OTHER		0	0	
			TOTAL		258,100	232,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	1996	320	18.07	4,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/24/2020	SD
MODEL	1		RESIDENTIAL	LIST	4/30/2002	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
functional obsolescence 10% due to unfinished second floor and overall finish throughout

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YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	198,164
NET AREA	550	DETAIL ADJ	0.950	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	550		47.95	26,375		
\$NLA(RCN)	\$360	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	550	1948	199.75	109,861		
				ROOF SHAPE	1	GABLE	1.00	A	USU	N	UPPER STORY UNF	550		80.04	44,020		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	374		42.70	15,970		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$1,938
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	
ELECT	

EFF. YR/AGE	1964 / 57
COND	42 42 %
FUNC	10
ECON	0
DEPR	52 % GD 48

RCNLD	\$95,100
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