Key: 5148

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,410

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GENDRON PAUL R & DIANE L 19 TRUDEAU LN E BRIDGEWATER, MA 02333	21-80-18-0	19 TRUDEAU LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GENDRON PAUL R & DIANE L	10/18/1991	D	165,000	10539-109
GARFIELD CHARLES, MARK C	08/29/1991	B	1	10454-081
CMG ENTERPRISES LTD	08/28/1991	QS	75,000	10454-080

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	%
		6	CYCL GROWTH		05/20/2013	LF	0	0
722	03/22/2011	3	ALTERATIONS	12,000			0	0
548	05/24/2004	3	ALTERATIONS	20,000	06/30/2005	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,031	4 1.00	100 1.00	100 1.00	225,600	1.19	100 1.00	4 1.20			216,770

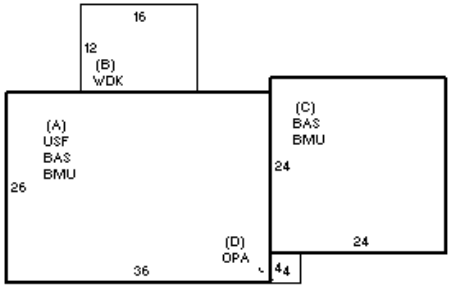
TOTAL	35,031 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 18		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	216,800	180,700
BUILDING	334,000	293,700
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**553,300**	**476,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60		1997	200	20.44	2,500

PHOTO 11/20/2013



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/20/2013	LF
LIST		
REVIEW	4/23/2013	ER

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	2,448	DETAIL ADJ	0.978
$NLA(RCN)	$175	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,990
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	3	ELECTRIC	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,512		35.12	53,096
+	BAS	L	BASE AREA	1,512	1991	152.48	230,548
A	USF	L	UPPER STORY FIN	936	1991	138.56	129,694
B	WDK	N	WOOD DECK	192		31.60	6,067
D	OPA	N	OPEN PORCH	16		42.69	683
	BMG	O	BSMT GARAGE	2		2,063.00	4,126

TOTAL RCN	428,204
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1996 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$334,000