

Key: 5230

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.480

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LONERGAN SCOTT & PAMELA 41 CHRISTINA DR E. BRIDGEWATER, MA 02333				90-19-0				41 CHRISTINA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LONERGAN SCOTT & PAMELA				02/07/2003	P	150,000	24161-333				
H & R CONSTRUCTION CORP				06/19/2001	B	950,000	20038-127				
H & R CONSTRUCTION CORP				02/14/2000	B	325,000	18276-227				

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	%
881	12/10/2002	6	CYCL GROWTH		07/01/2013	LF	0	0
		1	NEW CONST	125,000	04/07/2004	KB	5	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	5	1.20		225,600
300	A	0.600	5	1.00	100	1.00	100	1.00	ELP	1.00		3,420

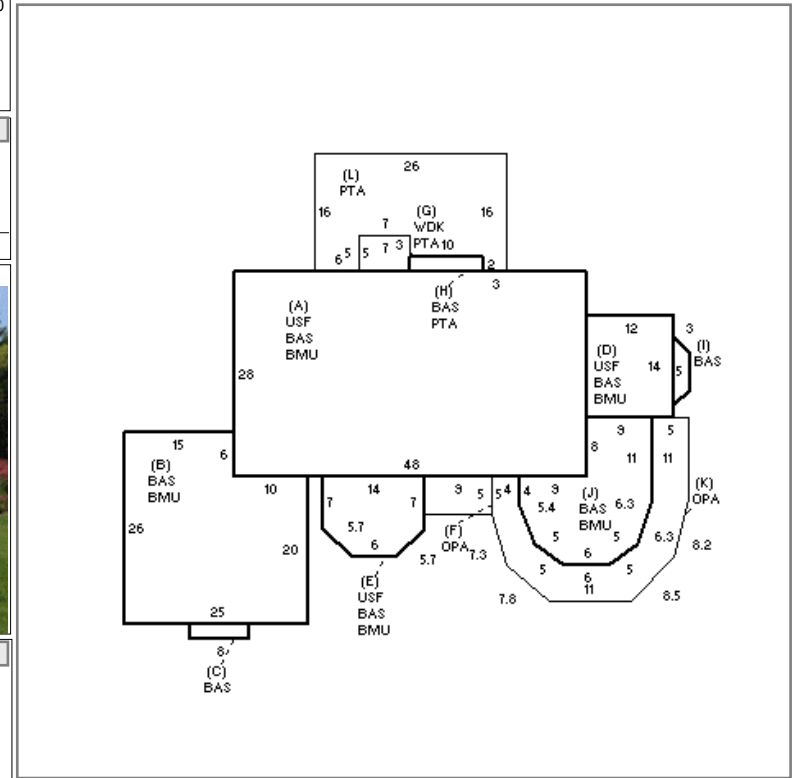
DETACHED

TOTAL	1.600 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		NOTE PAPER ST			LAND	229,000	199,800
Inf1	FACTOR 100			BUILDING	628,200	559,900		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	857,200	759,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/24/2013	ER
QUALITY	G	1.15	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	766,115
NET AREA	4,194	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,493		37.03	92,321		
\$NLA(RCN)	\$183	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,650	2003	140.47	231,781		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,544	2003	154.58	393,260		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	293		49.10	14,388		
				FLOOR COVER	99	N/A	1.00	+	PTA	N	PATIO	416		14.38	5,980		
				INT FINISH	2	DRYWALL	1.00	G	WDK	N	WOOD DECK	35		36.34	1,272		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		BMG	O	BSMT GARAGE	3		2,372.47	7,117		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		7,841.90	7,842		
				ARPUD	0		1.00		GFP	O	GAS FIREPLACE	1		5,271.60	5,272		
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	2003 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$628,200	