

Key: 540

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 474

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FANNING BRIAN 20 HAYES RD E BRIDGEWATER, MA 02333				8-941-0				20 HAYES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FANNING BRIAN				05/17/2010	A	160,000		38527-203			
FANNING EDWARD P & PATRIC				11/05/1991	QS	100,900		10570-243			
ROBERTSON ANNIE H				02/11/1982	QS	5513-023		5513-023			

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	%
869	07/21/2011	6	CYCL GROWTH		04/13/2020	SD	0	0
		3	ALTERATIONS	4,634	04/04/2012	SD	100	100
		6	CYCL GROWTH		10/25/2007		0	0

LAND

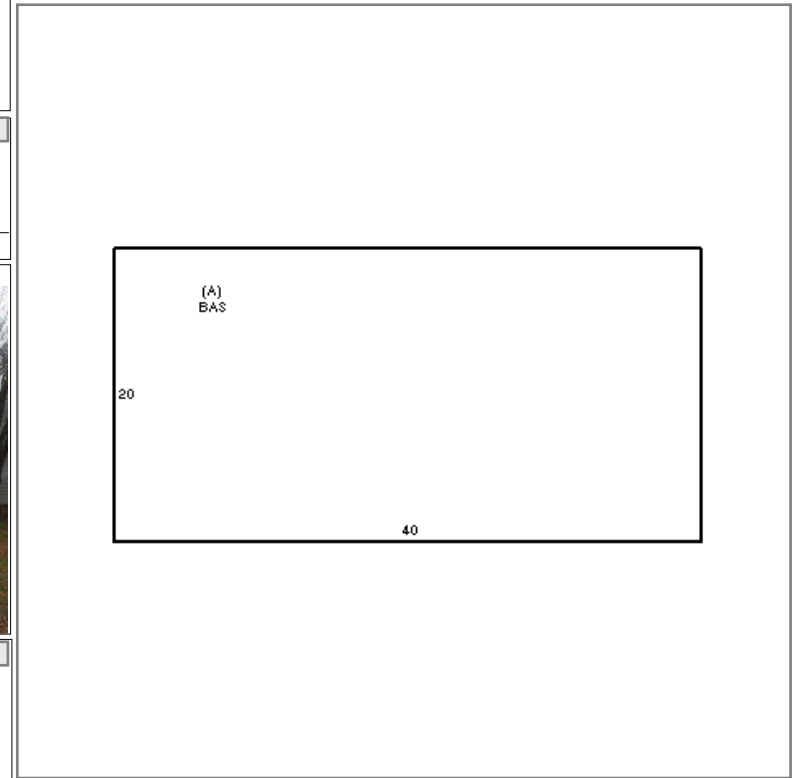
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,250	2	1.00	100	1.00	100	1.00	2	0.95		154,570

DETACHED

TOTAL	14,250 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 942 PRT 940 & 943,938, 939 & PRT 940			LAND	154,600	140,600
Infl1	FACTOR 100		BUILDING	108,300	101,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>262,900</b>	<b>242,000</b>

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/13/2020	SD
MODEL	1		RESIDENTIAL	LIST	4/13/2020	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	189,935
NET AREA	800	DETAIL ADJ	0.950	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	800	1960	235.00	187,997		
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	1	WD SHINGLES	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	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

TOTAL RCN	189,935
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	\$108,300