

Key: 5762

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.554

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LARKIN JOHN & AMY 448 POND ST E BRIDGEWATER, MA 02333				7-6-17-0				448 POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LARKIN JOHN & AMY				08/19/2016	QS	235,100	47343-002				
CALDEIRA ROBERT A JR				01/04/2016	A	100	46457-275				
CALDEIRA ROBERT A JR &				01/19/2010	A	1	38145-238				

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	%
3578	05/07/2018	2	ADDITIONS	88,000	06/18/2020	SD	64	100
		51	FIELD REVIEW		07/05/2017	PW	0	0
		61	SITE VISIT		06/22/2017	SD	0	0
3234	04/24/2017	8	POOL				0	0
87	10/19/2016	3	ALTERATIONS	6,703	05/10/2017	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.009	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	50

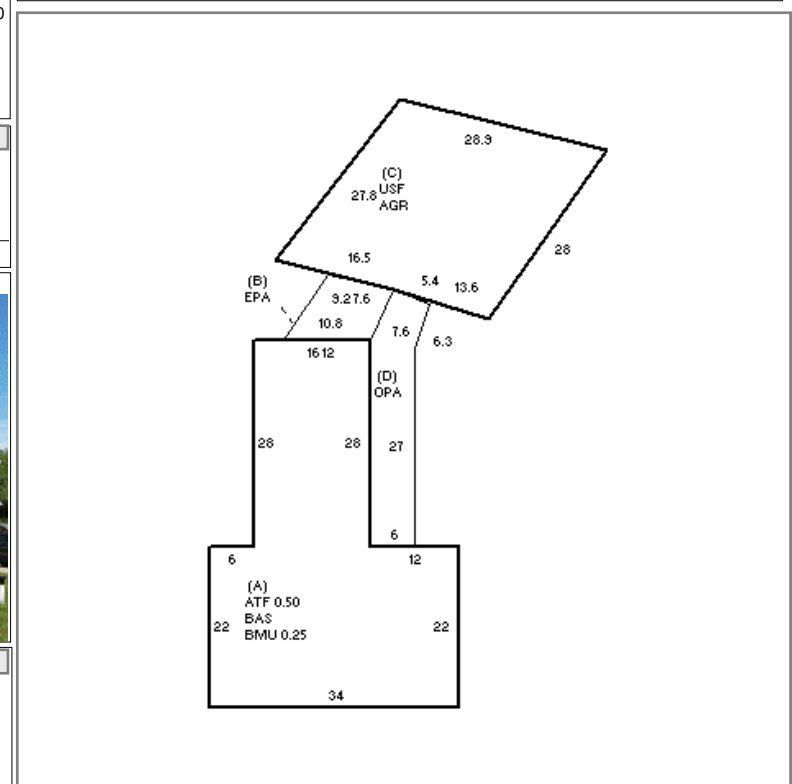
TOTAL	1.009 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	188,100	171,100
Infl1	FACTOR 100		BUILDING	336,400	293,200		
Infl2	PHY 100		DETACHED	2,000	1,900		
			OTHER	0	0		
					TOTAL	526,500	466,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	1995	200	20.44	2,000



BLDG COMMENTS
No updated kitchen, minimal cabinets, upstairs bedrooms minimal size. Adding expanded living over garage - insulation complete - 5/1/19



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/18/2020	SD
MODEL	1		RESIDENTIAL	LIST	6/18/2020	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/24/2013	ER
QUALITY	-	0.95	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1780	SIZE ADJ	1.000
NET AREA	2,553	DETAIL ADJ	1.020
\$NLA(RCN)	\$167	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	11	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	\$5,930
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	299		49.45	14,785
A	BAS	L	BASE AREA	1,196	1780	149.22	178,466
A	ATF	L	ATTIC FINISH	598	1780	96.54	57,730
B	EPA	N	ENCLOSED PORCH	89		70.68	6,291
C	AGR	N	ATT GARAGE	759		61.02	46,315
C	USF	L	UPPER STORY FIN	759	1780	135.60	102,920
D	OPA	N	OPEN PORCH	205		40.57	8,316
	KIT	O	XTRA KITCHEN	1		5,117.70	5,118

TOTAL RCN	425.871
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$336,400