Key: 5832

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,580

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FAHEY BRIAN C & ROXANNE 3 SACHEM ROCK AV E. BRIDGEWATER, MA 02333	30-29-01-0	3 SACHEM ROCK AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FAHEY BRIAN C & ROXANNE	06/30/2004	QS	370,000	28572-002
GURNEY GREGORY A & KENDRA	07/31/2001	QS	249,900	20289-164
COLLINS JANET A	10/23/2000	A	100	18993-137

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

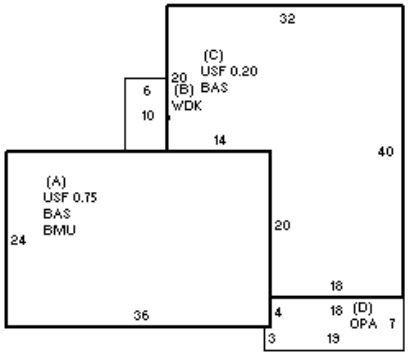
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
75	09/21/2016	3	ALTERATIONS	6,500			0	0
2723	11/02/2015	3	ALTERATIONS	37,200	05/05/2016	SD	100	100
1816	11/25/2013	3	ALTERATIONS				0	0
1720	09/09/2013	3	ALTERATIONS	108,000	06/03/2014	LF	100	100
		6	CYCL GROWTH		06/10/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,038	5 1.00	100 1.00	100 1.00	225,600	1.14	100 1.00	5 1.20			218,850

TOTAL	37,038 SF	ZONING		FRNT	0
Ngh	RES 5	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	218,900	190,800
BUILDING	356,100	284,300
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**577,500**	**477,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60		2004	200	20.44	2,500

PHOTO 05/05/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/5/2016	SD
LIST		
REVIEW	4/24/2013	ER

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	2,712	DETAIL ADJ	1.030
$NLA(RCN)	$171	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,202
# 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	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	864		40.60	35,078
A	BAS	L	BASE AREA	864	1994	156.10	134,871
A	USF	L	UPPER STORY FIN	648	1994	141.85	91,921
B	WDK	N	WOOD DECK	60		31.60	1,896
C	BAS	L	BASE AREA	1,000	2014	156.10	156,101
C	USF	L	UPPER STORY FIN	200	2014	141.86	28,371
D	OPA	N	OPEN PORCH	129		42.70	5,508
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	462,532

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1994 / 27	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$356,100