

Key: 5918

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.619

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
FOSTER DAVID L & DENISE M 3 PORTER FARM RD E. BRIDGEWATER, MA 02333				116-42-10-0				3 PORTER FARM RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FOSTER DAVID L & DENISE M				03/05/1998	QS	75	15956-039					
WHITNEY BETTY J				10/23/1985	A	100	6380-091					
POTTER WILBUR F JR & JEAN				12/14/1972	QS	12	3846-272					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,001	4	1.00	100	1.00	100	1.00	4	1.20		216,730

LAND

TOTAL	35,001 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 10C PLAN 94-12 #423139 #92930			LAND	216,700	180,700
Inf1	FACTOR 100		BUILDING	272,600	236,500		
Inf2	PHY 100		DETACHED	0	0		
					OTHER	0	0
					TOTAL	489,300	417,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/7/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/7/2020	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/24/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,670	DETAIL ADJ	1.040
\$NLA(RCN)	\$209	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$4,243
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	968		39.25	37,990
+	BAS	L	BASE AREA	968	1998	183.70	177,826
A	USF	L	UPPER STORY FIN	702	1998	166.94	117,190
+	WDK	N	WOOD DECK	172		31.60	5,435
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	349,503
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1998 / 23
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$272,600

