

Key: 6251

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.723

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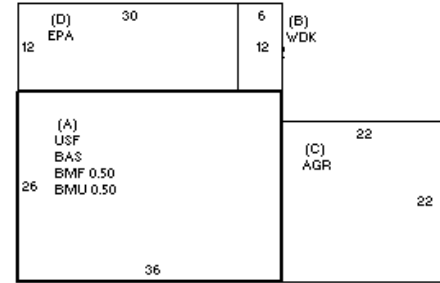
CURRENT OWNER				PARCEL ID				LOCATION				
3 RODRICKS TERR REALTY TRUST CURRY MICHAEL F & NANCY 3 RODRICKS TER E BRIDGEWATER, MA 02333				23-26-0				3 RODRICKS TER				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
3 RODRICKS TERR REALTY TR				09/24/2020	A	100	53497-308					
CURRY MICHAEL F & NANCY				06/16/1995	QS	182,050	13634-059					
CURRY MICHAEL F & NANCY				06/15/1995	D	182,050	13634-059					

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	%
BP-19-35	12/21/2018	6	CYCL GROWTH		04/07/2020	SD	0	0
		3	ALTERATIONS	2,324	12/22/2014	LF	0	0
		6	CYCL GROWTH				0	0
1598	06/28/2013	3	ALTERATIONS	10,095	12/22/2014	LF	0	0
615	07/13/2006	8	POOL	15,000			0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,432 4	1.00	100	1.00	225,600	2.61	100	1.00	4	1.20	195,430

TOTAL	14,432 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 15/ PLAN 94-717		LAND	195,400	162,900
Inf1	FACTOR 100		BUILDING	115,300	105,800		
Inf2	PHY 100		DETACHED	10,600	10,100		
			OTHER	0	0		
			TOTAL	321,300	278,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90 16X36	2007	576	20.49	10,600



BLDG COMMENTS

50% DWELLING IN BRIDGEWATER

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BUILDING	CD	ADJ	DESC	MEASURE	4/7/2020	SD
MODEL	1		RESIDENTIAL	LIST	4/7/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/25/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426,968
NET AREA	1,872	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	468		41.61	19,473	CONDITION ELEM	CD
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	468		58.52	27,385	EXTERIOR	
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	936	1995	172.45	161,418	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	936	1995	156.71	146,684	KITCHEN	
				FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	72		33.18	2,389	BATHS	
				INT FINISH	99	N/A	1.00	C	AGR	N	ATT GARAGE	484		74.30	35,962	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	D	EPA	N	ENCLOSED PORCH	360		78.12	28,123	ELECT	
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1995 / 26
																COND	23 23 %
																FUNC	0
																ECON	50
																DEPR	73 % GD 27
																RCNLD	\$115,300

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