

Key: 631

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 555

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AUGER JOHN J JR & JOAN M 72 W POND ST E BRIDGEWATER, MA 02333				10-13-0				72 W POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AUGER JOHN J JR & JOAN M				03/17/2015	QS	210,000	45331-319				
CONNORS CATHERINE M				06/15/1988	A		8515-248				
CONNORS CATHERINE M & LEO				06/14/1988	A	1	8515-248				

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-21-410	08/25/2021	3	ALTERATIONS	5,965				0
		6	CYCL GROWTH		01/08/2016	SD		0
		99	OTHER		04/29/2015	PW		0
		6	CYCL GROWTH		09/04/2013	LS		0

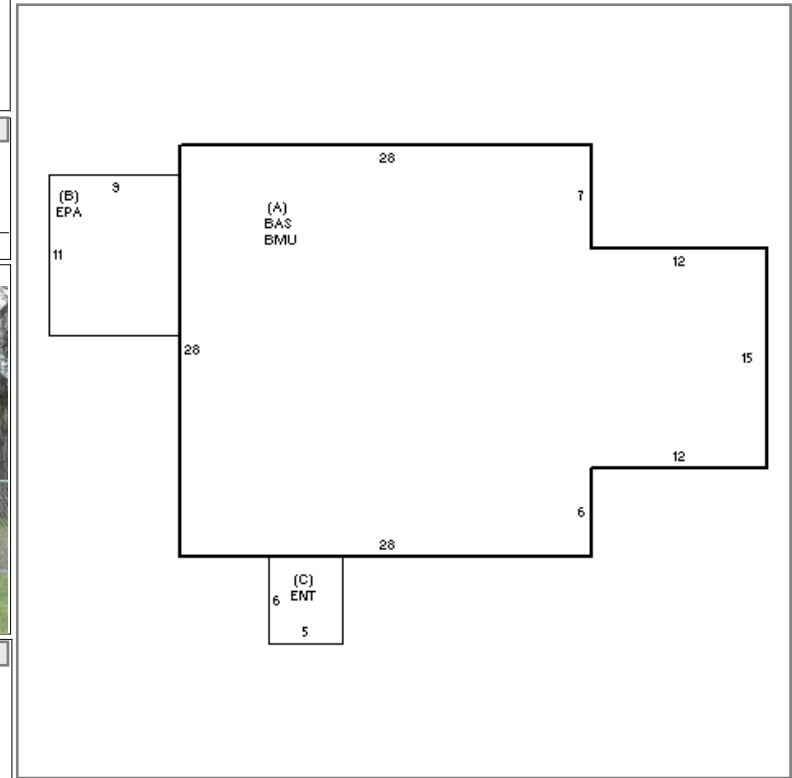
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,500	3	1.00	100	1.00	100	1.00	3	1.00		169,820

TOTAL	22,500 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	169,800	154,500
Inf1	FACTOR 100		LAND	140,900	129,600		
Inf2	PHY 100		DETACHED	10,500	10,000		
			OTHER	0	0		
					TOTAL	321,200	294,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60		280	62.54	10,500



BUILDING	CD	ADJ	DESC	MEASURE	1/8/2016	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	3/19/2013	ER
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1933	SIZE ADJ	1.000
NET AREA	964	DETAIL ADJ	1.020
\$NLA(RCN)	\$215	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,561	
# 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	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	964		29.46	28,400
A	BAS	L	BASE AREA	964	1933	171.51	165,335
B	EPA	N	ENCLOSED PORCH	99		55.80	5,525
C	ENT	N	ENCLOSED ENTRY	30		60.83	1,825
	F11	O	FPL 1S 1OP	1		4,512.80	4,513

TOTAL RCN	207,158
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	U
ELECT	
EFF.YR/AGE	1970 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$140,900