Key: 6720

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,972

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BREW DAVID R & SMITH-BREW SHANNON M 44 PARRIS FARM RD E BRIDGEWATER, MA 02333	35-2-02-0	44 PARRIS FARM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BREW DAVID R &	08/29/2000	D	264,900	18828-287
SOUTHEASTERN DEVELOPMENT	08/28/2000	B	1	18826-328
BRADY ROBERT JR & PACELLA	05/05/1999	QS		17424-239

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	%
		6	CYCL GROWTH		05/08/2013	LFF	0	0
957	04/02/2003	8	POOL	4,400	10/14/2003	KB	0	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	225,600	1.00	100	1.00	5	1.20			225,600
300	A	1.070	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			6,100

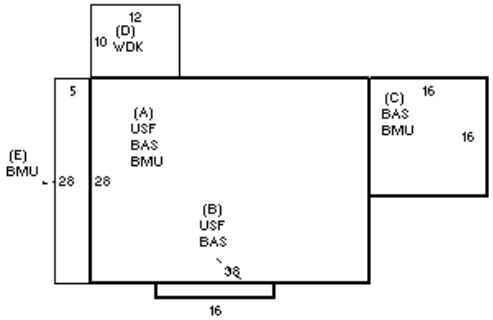
TOTAL	2.070 Acres	ZONING		FRNT	0
Ngh	RES 5	NOTE	PLAN 99-316 LOT 2		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	231,700	202,200
BUILDING	359,500	320,100
DETACHED	0	0
OTHER	0	0
TOTAL	**591,200**	**522,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/17/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/8/2013	LFF
LIST	10/14/2003	EST
REVIEW	5/8/2013	ER

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	2,448	DETAIL ADJ	0.988
$NLA(RCN)	$186	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,644
# 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	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	1,460		37.13	54,206
+	USF	L	UPPER STORY FIN	1,096	2000	146.98	161,087
+	BAS	L	BASE AREA	1,352	2000	161.74	218,673
D	WDK	N	WOOD DECK	120		33.18	3,982
	BMG	O	BSMT GARAGE	2		2,166.15	4,332
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN 455,084

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 $359,500