

Key: 687

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 595

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH ANDREW G & CHRISTINE M 18 STRATHMORE RD E BRIDGEWATER, MA 02333				13-1-0				18 STRATHMORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMITH ANDREW G & CHRISTIN				10/18/2013	QS	514,900	43731-263				
LEHTOLA PETER S & RITA J				04/14/2011	V	437,500	39843-235				
NEW JERUSALEM SOCIETY					QS	-					

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-19-55	03/05/2019	3	ALTERATIONS	3,400	08/08/2019	SLB	100 100
2822	01/27/2016	3	ALTERATIONS	22,500	05/23/2016	SD	100 100
		6	CYCL GROWTH		06/30/2013	LF	0 80
1463	03/05/2013	1	NEW CONST	250,000			20 100
		5	SPLIT/SUB		02/09/2012		0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	6	1.00	100	1.00	100	1.00	6	1.30		244,400
300	A	0.305	6	1.00	100	1.00	100	1.00	ELP	1.00		1,740

DETAILED

TOTAL	1.305 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 6	N Variance/special permit sought for construction of dwelling/ ZBA granted/ PLAN 11-120 buildable lot not releas FY 13/ LOT 1 O T E	LAND	246,100	206,800		
Inf1	FACTOR 100		BUILDING	491,300	472,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	737,400	679,400		

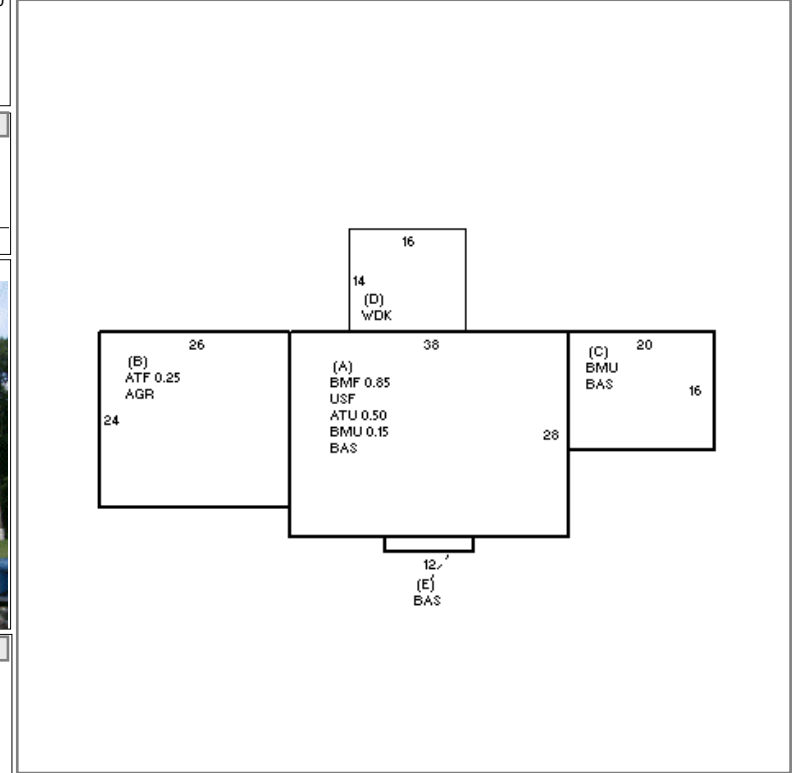
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/08/2019



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2016	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
attic finish is master closet over garage



BUILDING

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	534,050
NET AREA	2,628	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,408	2013	156.88	220,892	CONDITION ELEM	CD
\$NLA(RCN)	\$203	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNFINISHED	480		37.56	18,031	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	532		31.82	16,926	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,064	2013	142.56	151,687	KITCHEN	
				FLOOR COVER	12	COMB	1.00	A	BMF	N	BSMT FINISH-SEP	904		52.83	47,757	BATHS	
				INT FINISH	2	DRYWALL	1.00	B	AGR	N	ATT GARAGE	624		70.03	43,696	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	B	ATF	L	ATTIC FINISH	156	2013	101.50	15,834	ELECT	
				FUEL SOURCE	2	GAS	1.00	D	WDK	N	WOOD DECK	224		33.18	7,432		
				ARPUD	0		1.00	GFP	O		GAS FIREPLACE	1		4,813.20	4,813		
				AFFORDABLE	0		1.00										

EFF.YR/AGE	2013 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$491,300