

Key: 7117

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.227

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CASSIDY CHRISTINE R 25 RODEO DRIVE E. BRIDGEWATER, MA 02333				81-34-59-0				25 RODEO DR				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
CASSIDY CHRISTINE R				08/04/2005	A	1 31079-337						
CASSIDY CHRISTINE R				09/20/2004	QS	239,900 29095-092						
BROWN BUILDERS INC				10/17/2003	B	150,000 26823-137						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,428 1	1.00	100	1.00	122,200	4.89	100	1.00	8	0.65	101,930

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 %
217	09/03/2003	99	OTHER		02/11/2022	SD	0 0
		6	CYCL GROWTH		09/10/2021	SD	0 0
		6	CYCL GROWTH		06/27/2013		0 0
		1	NEW CONST	96,500			0 0

LAND

TOTAL	7,428 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE			LAND	101,900	92,700
Inf1	FACTOR 100		BUILDING	230,100	209,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	332,000	301,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2021	SD
MODEL	1		RESIDENTIAL	LIST	9/10/2021	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	5/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	968	DETAIL ADJ	1.030
\$NLA(RCN)	\$283	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,101	
# 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	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
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	864		40.60	35,078
+	BAS	L	BASE AREA	968	2003	230.56	223,184
D	WDK	N	WOOD DECK	144		31.60	4,550
E	PTA	N	PATIO	240		12.50	3,000
	F11	O	FPL 1S 10P	1		6,017.00	6,017

TOTAL RCN	273,930
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$230,100

