

Key: 7130

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.233

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LONGHURST LUCIA 46 RODEO DR E BRIDGEWATER, MA 02333				81-34-72-0				46 RODEO DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LONGHURST LUCIA				03/28/2008	QS	245,000	35782-267				
MANDEVILLE CAROL J				10/28/2004	QS	255,000	29348-308				
BROWN BUILDERS INC				08/25/2004	B	150,000	28935-202				

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	%
2213	09/24/2014	2	ADDITIONS	9,300	05/04/2015	SLB	100	100
1665	08/13/2013	3	ALTERATIONS	1,835	05/04/2015	SLB	100	100
		6	CYCL GROWTH		07/02/2013	LF	0	0
706	08/16/2004	1	NEW CONST	115,000	11/22/2004	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,183 1	1.00	100	1.00	100	1.00	122,200	4.46	100	1.00	8 0.65	102,350

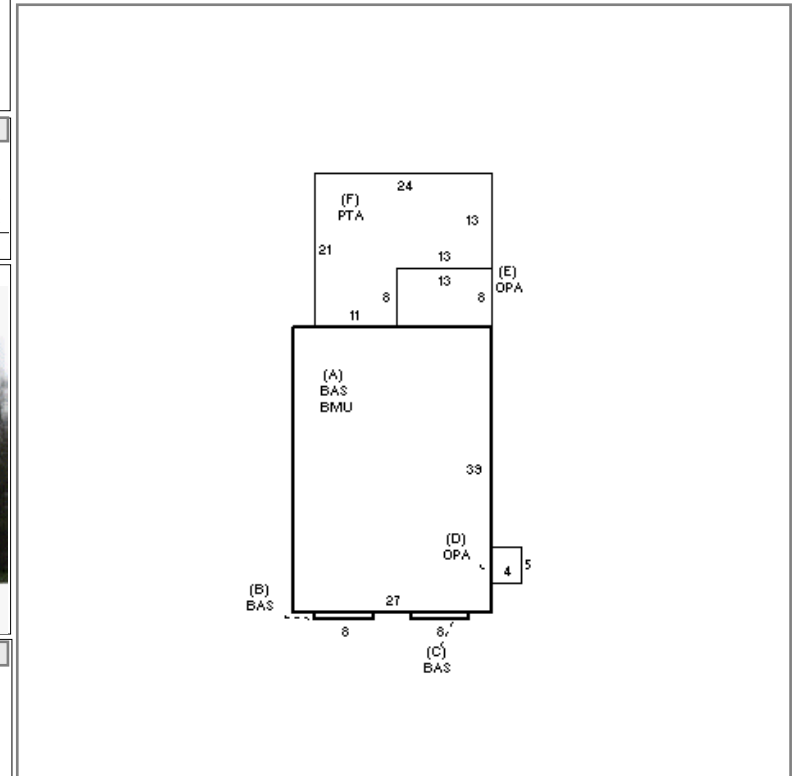
TOTAL	8,183 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE			LAND	102,400	93,100
Inf1	FACTOR 100		BUILDING	242,400	225,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		344,800	318,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2015	SLB
MODEL	1		RESIDENTIAL	LIST	11/22/2004	SLB
STYLE	1	1.00	RANCH [100%]	REVIEW	5/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	292,090
NET AREA	1,069	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,053		38.31	40,339		
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,069	2004	219.62	234,771		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	124		42.70	5,295		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	PTA	N	PATIO	400		12.50	5,000		
				FLOOR COVER	99	N/A	1.00		GFP	O	GAS FIREPLACE	1		4,584.00	4,584		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	2004 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83

RCNLD	\$242,400
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