

Key: 7175

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.277

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LYNCH THOMAS F & MAUREEN R 41 RODEO DR E BRIDGEWATER, MA 02333				81-34-67-0				41 RODEO DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LYNCH THOMAS F & MAUREEN				04/27/2017	QS	269,900	48355-286					
CLARK RICHARD A & JUDITH				01/31/2005	QS	255,750	29924-149					
BROWN BUILDERS INC				11/19/2004	B	150,000	29502-186					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000 1	1.00	100	1.00	122,200	5.18	100	1.00	8	0.65	101,690

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
838	10/21/2004	99	OTHER		03/29/2018	SD	0	0
		6	CYCL GROWTH		07/28/2017	SD	0	0
		6	CYCL GROWTH		01/01/2008		0	0
		6	CYCL GROWTH		04/19/2005		0	0
		1	NEW CONST	115,000	02/23/2005	SLB	100	100

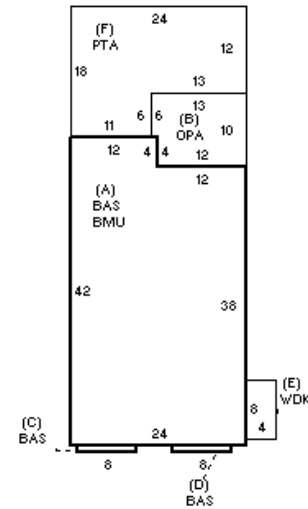
DETACHED

TOTAL	7,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE			LAND	101,700	92,500
Inf1	FACTOR 100		BUILDING	231,800	215,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		333,500	308,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	5/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	976	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	4	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	2	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	3	\$2,101		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		39.31	37,742
B	OPA	N	OPEN PORCH	126		42.70	5,380
+	BAS	L	BASE AREA	976	2004	229.49	223,978
E	WDK	N	WOOD DECK	32		31.59	1,011
F	PTA	N	PATIO	354		12.50	4,425
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	279,221
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	\$231,800