Key: 7176

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,278

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN JUDITH 45 RODEO DR E BRIDGEWATER, MA 02333	81-34-69-0	45 RODEO DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN JUDITH	12/17/2012	N	189,900	()
LESCAULT LINDA A	09/12/2005	QS	249,900	31313-078
BROWN BUILDERS INC	11/19/2004	B	150,000	29502-186

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

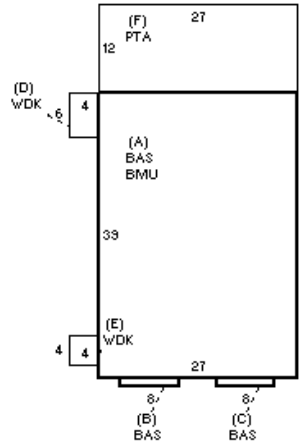
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/27/2022	SD	0	0
		6	CYCL GROWTH		07/02/2013	LF	0	0
		6	CYCL GROWTH	4,400	02/23/2006	M	100	100
776	09/27/2004	1	NEW CONST	110,000	02/23/2005	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	1 1.00	100 1.00	100 1.00	122,200	5.18	100 1.00	8 0.65			101,690

TOTAL	7,000 SF	ZONING		FRNT	0
Ngh	RES 1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	101,700	92,500
BUILDING	241,200	224,600
DETACHED	0	0
OTHER	0	0
TOTAL	**342,900**	**317,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/13/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/27/2022	SD
LIST	9/27/2022	SD
REVIEW	5/10/2013	ER

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	1,069	DETAIL ADJ	1.030
$NLA(RCN)	$269	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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,053		38.31	40,339
+	BAS	L	BASE AREA	1,069	2005	219.62	234,771
+	WDK	N	WOOD DECK	40		31.60	1,264
F	PTA	N	PATIO	324		12.50	4,050
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN 287,109

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 2005 / 16

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $241,200