Key: 7221

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,322

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLE FAMILY IRREVOCABLE TRUST WALDRON PATRICK G 11 HEMLOCK DR E BRIDGEWATER, MA 02333	70-5-32-0	11 HEMLOCK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLE FAMILY IRREVOCABLE T	12/28/2016	A	1	47939-098
COLE DONALD J & PATRICIAN	10/04/2005	N	355,000	31469-016
MEROLA RONALD R &	07/01/2002	B	1	22369-211

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/28/2020	SD	0	0
	08/30/2012	6	CYCL GROWTH		08/22/2012	SLB	0	0
31	05/09/2005	1	NEW CONST	110,000	06/22/2005	SLB	60	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

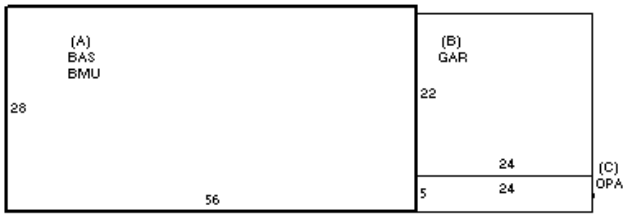
TOTAL	SF	ZONING	FRNT	0
Ngh		NOTE		
Infl1				
Infl2				

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	401,200	373,200
DETACHED	0	0
OTHER	0	0
TOTAL	**401,200**	**373,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/28/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	12	1.00	FREE STANDING [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/28/2020	SD
LIST	5/28/2020	SD
REVIEW	5/13/2013	ER

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	1,568	DETAIL ADJ	1.193
$NLA(RCN)	$269	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$6,681
% OWN	1.92	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	23	MEADOW BROOK	1.17
CONDO MODEL	20		1.00
VIEW/LOC	3	AVERAGE	1.00
HVAC	9	WARM/COOL AIR	1.02
FUEL SOURCE	99	N/A	1.00
FLOOR LEVEL	1	1ST FLOOR	1.00
FLOOR COVER	14	COMB	1.00
NET ADJ CODE	0		1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,568		21.50	33,712
A	BAS	L	BAS AREA	1,568	2005	223.68	350,735
B	GAR	N	GARAGE	528		53.70	28,354
C	OPA	N	OPEN PORCH	120		23.30	2,796

TOTAL RCN	422,278
CONDITION ELEM	CD
INTERIOR	
KITCHEN	
BATHS	
EXTERIOR	

EFF.YR/AGE	2005 / 16	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD		$401,200