Key: 7278

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,343

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY JOHN J JR 10 RODEO DR E BRIDGEWATER, MA 02333	81-34-12-0	10 RODEO DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY JOHN J JR	10/26/2017	QS	275,000	49096-326
ADAMS JEANNETTE M	10/18/2010	A	1	39128-216
ADAMS JEANNETTE M	02/24/2006	A	1	32258-304

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

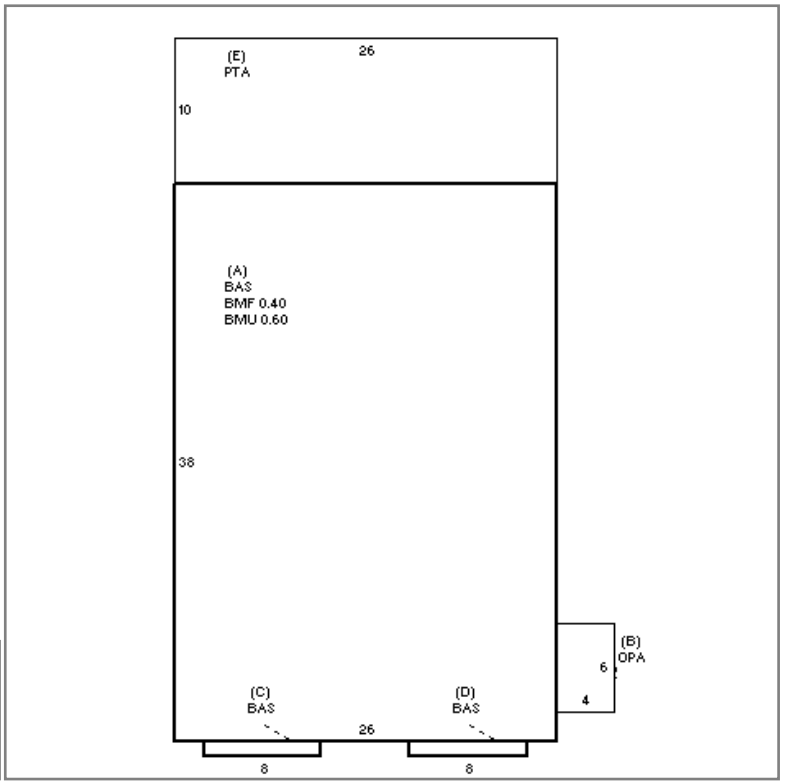
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		61	SITE VISIT		05/09/2018	SD	0	0
		6	CYCL GROWTH		06/27/2013		0	0
		6	CYCL GROWTH		01/28/2008		0	0
840	01/30/2007	3	ALTERATIONS	9,000	06/18/2007		100	100
186	07/04/2005	1	NEW CONST	110,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,132	1 1.00	100 1.00	100 1.00	122,200	4.49	100 1.00	8 0.65			102,320

TOTAL	8,132 SF	ZONING		FRNT	0
Ngh	RES 1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	102,300	93,100
BUILDING	237,800	221,400
DETACHED	0	0
OTHER	0	0
TOTAL	**340,100**	**314,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/10/2018

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	5/9/2018	SD
LIST	3/20/2006	EST
REVIEW	5/13/2013	ER

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	1,004	DETAIL ADJ	1.030
$NLA(RCN)	$282	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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	593		39.00	23,129
A	BMF	N	BSMT FINISH-SEP	395		54.85	21,666
B	OPA	N	OPEN PORCH	24		42.71	1,025
+	BAS	L	BASE AREA	1,004	2005	226.44	227,341
E	PTA	N	PATIO	260		12.50	3,250
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	283,096
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		$237,800