

Key: 744

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 635

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CONNOR FAMILY REVOCABLE TRUST CONNOR JOHN J & DIANE P TR 380 POND ST E BRIDGEWATER, MA 02333				16-16-0				380 POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNOR FAMILY REVOCABLE T				09/06/2016	A	1	()				
CONNOR JOHN J & DIANE P				07/03/1984	QS	5691-254					
GRABAU PHILIP D BUILDER I				01/26/1984	QS	5560-400					

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 %
22-46	01/19/2022	3	ALTERATIONS	4,950			0 0
BP-20-386	08/10/2020	3	ALTERATIONS	8,808			0 0
		6	CYCL GROWTH		05/20/2013	LF	0 0
		3	ALTERATIONS	3,358			0 0
781	05/16/2011	2	ADDITIONS	5,000			0 0
617	06/17/2002						0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	43,560 3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	188,000
300	A	0.680 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	3,880

TOTAL	1.680 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 16/ T 13728		LAND	191,900	174,500
Inf1	FACTOR 100		BUILDING	234,700	202,600		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	429,100	379,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/20/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,216	DETAIL ADJ	1.071
\$NLA(RCN)	\$257	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,185	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	744		62.35	46,389
A	LLF	N	LOWER LEVEL FIN	400		120.73	48,293
B	WDK	N	WOOD DECK	132		31.60	4,171
+	BAS	L	BASE AREA	1,216	1984	168.66	205,088
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	312,945
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$234,700

