

Key: 769

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 659

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HANLON EDWARD A JR & KAREN				17-24-0				192 POND ST			
192 POND ST				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
E BRIDGEWATER, MA 02333				HANLON EDWARD A JR & KARE				01/18/1996 QS 163,000 14086-065			
				HANLON EDWARD A JR & KARE				01/17/1996 N 163,000 14086-065			
				COSTELLO CLAIRE L & CHAFF				08/01/1994 A 1 13059-135			

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		05/09/2013	LFF	0	0

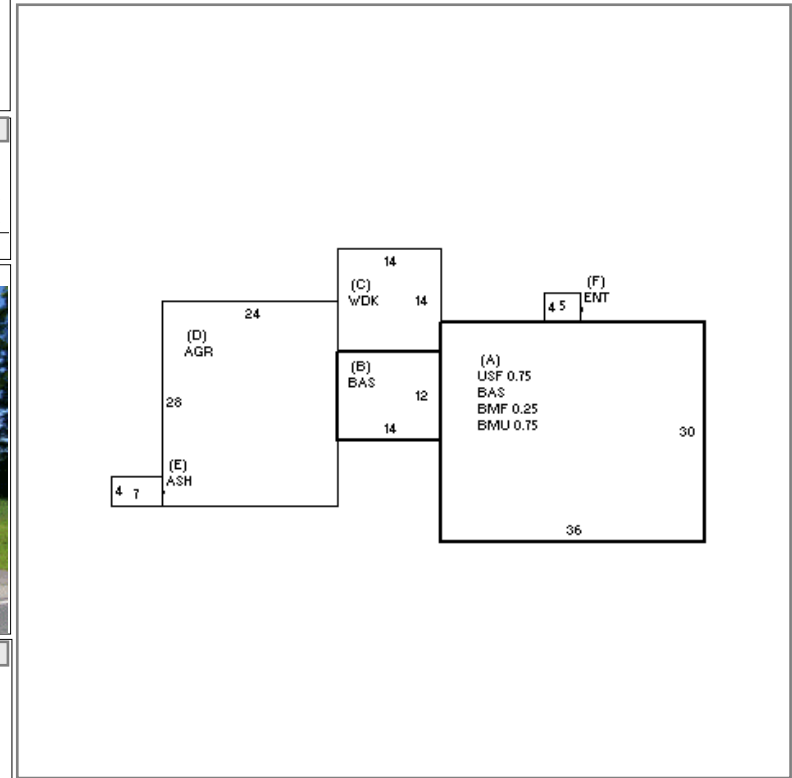
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,000 3	1.00	100	1.00	100	1.00	188,000	1.78	100	1.00	3 1.00	169,390

TOTAL	22,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	169,400	154,100
Inf1	FACTOR 100		BUILDING	327,000	282,700		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>498,900</b>	<b>439,100</b>

DETAILED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2013	LFF
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/20/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

IN-LAW APT

LOADING

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	447,940
NET AREA	2,058	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	810		38.03	30,805	CONDITION ELEM	CD
\$NLA(RCN)	\$218	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	270		53.49	14,441	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	810	1959	152.26	123,333	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,248	1959	167.56	209,110	KITCHEN	
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	196		31.60	6,194	BATHS	
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	672		65.71	44,155	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	E	ASH	N	ATT SHED	28		18.75	525	ELECT	
				FUEL SOURCE	99	N/A	1.00	F	ENT	N	ENCLOSED ENTRY	20		81.10	1,622		
				ARPUD	0		1.00	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
				AFFORDABLE	0		1.00	KIT	O		XTRA KITCHEN	1		5,387.00	5,387		
																EFF.YR/AGE	1980 / 41
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$327,000