

Key: 785

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 674

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GRANGER AUSTIN BLAKE 35 CAROL CIR E BRIDGEWATER, MA 02333				17-40-0				35 CAROL CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRANGER AUSTIN BLAKE				07/27/2020	QS	435,000	53140-186				
BENSON FRANK M JR & JANIC				12/22/1989	QS	185,000	9528-206				
OCCOQUAN LAND CORPORATION				04/27/1989	QS	185,000	9107-168				

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	%
2475	05/20/2015	6	CYCL GROWTH	2,208	01/19/2021	SD	0	0
		6	CYCL GROWTH		07/10/2020	SD	0	0
		3	ALTERATIONS				0	0
		6	CYCL GROWTH		05/16/2013	LF	0	0
		6	CYCL GROWTH		03/17/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	41,590 3	1.00	100	1.00	100	1.00	188,000	1.04	100	1.00	3	1.00	186,300

TOTAL	41,600 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 5		LAND	186,300	169,500
Infl1	FACTOR 100		BUILDING	273,400	240,600		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			<b>TOTAL</b>	<b>462,200</b>	<b>412,400</b>		

DETACHED

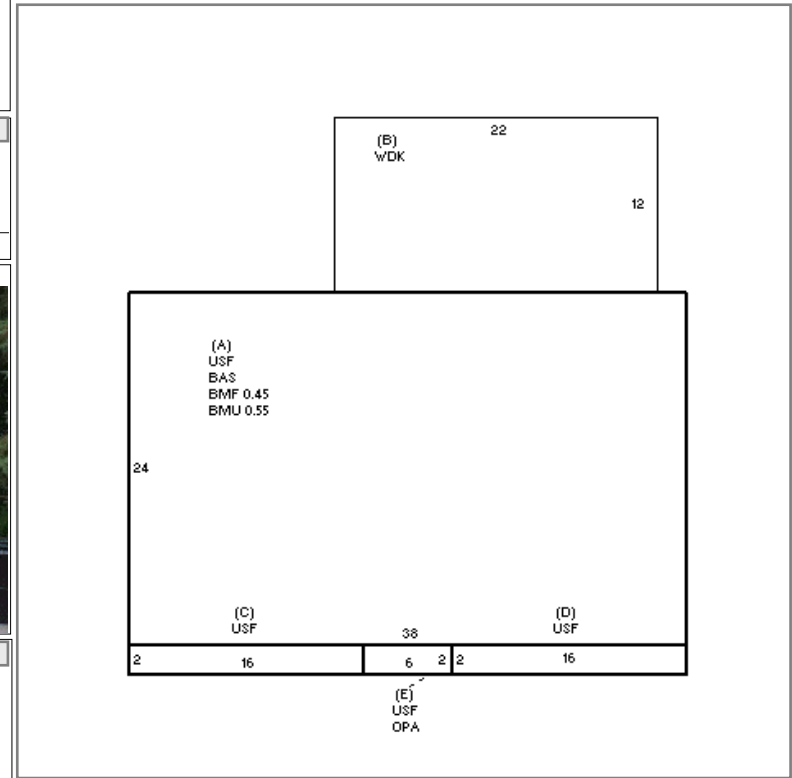
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 40 0.60			200	20.44	2,500	07/20/2020



BUILDING	CD	ADJ	DESC	MEASURE	7/10/2020	SD
MODEL	1		RESIDENTIAL	LIST	7/10/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/20/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	359,744
NET AREA	1,900	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	502		39.94	20,050		
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	410		56.17	23,029		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	912	1985	163.40	149,019		G
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	264		31.60	8,342		
				FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	988	1985	148.48	146,702		
				INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	12		42.67	512		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$273,400