Key: 962

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 809

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROGERS FRED D III &	21-27-0	30 CANOE WAY
THERESA A		
30 CANOE WAY		
E BRIDGEWATER, MA 02333		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROGERS FRED D III &	04/13/1994	S	60,000	12802-124
ROGERS FRED D III & THERE	04/12/1994	L	60,000	12802-124
WEYMOUTH SAVINGS BANK	06/05/1991	L	228,000	10313-292

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

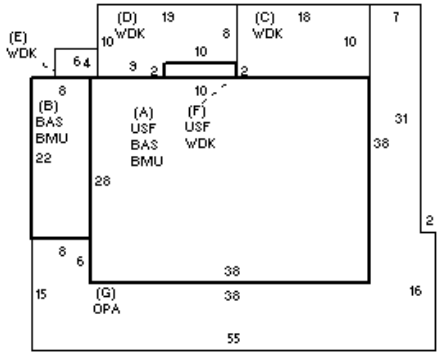
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		09/29/2020	SD	0	0
		51	FIELD REVIEW		09/24/2013	LF	0	0
154	07/30/2003	3	ALTERATIONS	3,000	06/02/2004	SLB	100	100
	04/04/2002	6	CYCL GROWTH		04/04/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	225,600	1.00	100	1.00	5	1.20			225,600
300	A	0.830	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			4,730

TOTAL	1.830 Acres	ZONING		FRNT	0
Ngh	RES 5	NOTE	LOT 24B PLAN 94-76		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	230,300	201,000
BUILDING	365,000	322,000
DETACHED	2,200	2,100
OTHER	0	0
TOTAL	**597,500**	**525,100**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10	0.90	10X12	2003	120	20.44	2,200

PHOTO 09/30/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/29/2020	SD
LIST	9/29/2020	SD
REVIEW	3/22/2013	ER

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	2,324	DETAIL ADJ	0.988
$NLA(RCN)	$204	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,527
# 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	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,240		38.55	47,800
+	BAS	L	BASE AREA	1,240	1994	164.27	203,695
+	USF	L	UPPER STORY FIN	1,084	1994	149.28	161,816
+	WDK	N	WOOD DECK	394		33.18	13,073
G	OPA	N	OPEN PORCH	823		44.83	36,899
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	473,969
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1994 / 27		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$365,000