

Key: 997

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 835

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ARTHUR ROBERT & KATHLEEN 3 SNAPPING BOW PLYMOUTH, MA 02360				22-15-0				734 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARTHUR ROBERT & KATHLEEN				03/22/2000	QS	179,700	18369-035				
ORCUTT FRANK W & WILLIAM				04/05/1993	QS	165,000	11752-229				
LYNCH MICHAEL F & DEWING				12/31/1986	QS	7399-256					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	60	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2329	12/23/2014	61	SITE VISIT		12/19/2017	RJM	100	100
		3	ALTERATIONS				100	100
		6	CYCL GROWTH		07/18/2013	DF	100	100
723	03/22/2011	3	ALTERATIONS		07/18/2013	DF	100	100
347	03/29/2010	3	ALTERATIONS	12,000	07/18/2013	DF	100	100

LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	8,424	C3	1.00	100	1.00	100	1.00	201,400	3.67	100	1.00	C3	1.00		142,780

TOTAL	8,407 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NOTE	LAND	142,800	138,000		
Inf1	FACTOR 100		BUILDING	207,000	202,300		
Inf2	PHY 100		DETACHED	7,800	7,400		
			OTHER	0	0		
			TOTAL	357,600	347,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
PAV	A	1.00	30 0.70	10X300		3,000	3.70	7,800



BLDG COMMENTS
MAZTEC (1800 SF)/POST OFFICE(150 SF)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	RJM
MODEL	5		CIM-5	LIST	12/19/2017	EST
STYLE	13	0.78	APARTMENTS [45%]	REVIEW	12/28/2017	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1861	SIZE ADJ	1.000
NET AREA	4,649	DETAIL ADJ	0.732
\$NLA(RCN)	\$114	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	0.95
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,176		25.10	29,512
+	USF	L	UP-STRY FIN	2,095	1861	104.71	219,364
+	OPA	N	OPEN PORCH	306		25.09	7,679
D	WDK	N	WOOD DECK	240		19.85	4,763
G	BAS	L	BASE AREA	486	1861	104.71	50,888
+	BAS	L	BASE AREA	2,068	1861	104.71	216,537
I	ENT	N	ENCL ENTRY	72		29.08	2,094

TOTAL RCN	530,837
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1952 / 69
COND	61 61 %
FUNC	0
ECON	0
DEPR	61 % GD 39
RCNLD	\$207,000

