

Key: 4392

Town of BRIDGEWATER - Fiscal Year 2024

11/30/2023 4:10 pm SEQ #: 4,044

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
AYERS STEPHEN J JR &MEGAN K 250 LAUREL ST BRIDGEWATER, MA 02324				50-38				250 LAUREL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AYERS STEPHEN J JR &MEGAN				07/29/2008	QS	365,000	36220-154-55				
SMITH ROBERT J				12/20/2007	S	217,500	35423-304-05				
WELLS FARGO BANK NAT ASSO				08/08/2007	L	297,514	34931-190-93				

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	%
R-20-0546	07/21/2020	3	ALTERATIONS	10,000	12/08/2020	KT	100	100
07-582	11/07/2007	6	CYCL GROWTH		10/27/2011	KT	100	100
07-569	10/30/2007	3	ALTERATIONS	4,500	02/04/2008	MR	100	100
		3	ALTERATIONS	15,000	02/04/2008	MR	100	100

LAND

CD	T	AC/SF/UN	BASE	FACT	PHY	ADJ BASE	SAF	OBS	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,856	6	1.00	100	187,700	2.18	100	1.00	R03	1.00	177,050

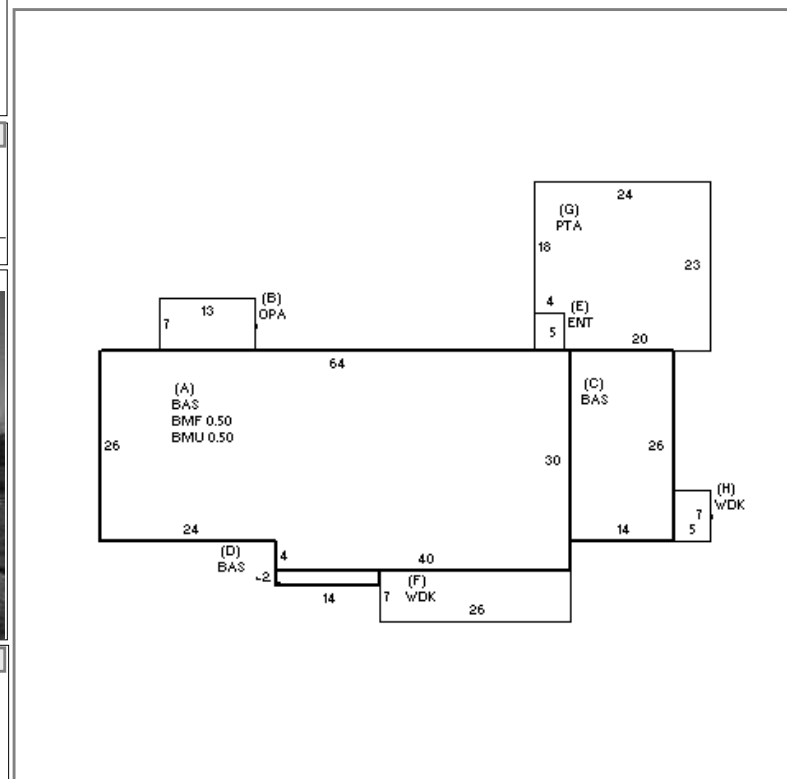
TOTAL	18,856 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
BASE	6	N O T E	B-L 11		LAND	177,100	165,500
FACT	FACTOR 100		BUILDING	409,100	382,600		
PHY	PHY 100		DETACHED	1,400	100		
			OTHER	0	0		
			<b>TOTAL</b>		<b>587,600</b>	<b>548,200</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	+	1.10	10 0.90	10X10		15.84	1,400	11/22/2022



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/22/2022	NC
MODEL	1		RESIDENTIAL	LIST	2/4/2008	MR
STYLE	1	1.00	RANCH [100%]	REVIEW	1/26/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LAND

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,216	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	912		35.69	32,545
\$NLA(RCN)	\$234	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	912		50.70	46,238
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	91		45.30	4,122
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,216	1963	179.03	396,721	
ROOMS	7	1.00	FLOOR COVER	34	COMB	1.00	E	ENT	N	ENCLOSED ENTRY	20		86.10	1,722	
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	217		33.70	7,313	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	G	PTA	N	PATIO	532		13.30	7,076	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	BMG	O	BSMT GARAGE	2			2,192.00	4,384	
TOT FIXTURES	6	\$4,944					F11	O	FPL 1S 1OP	2			6,407.50	12,815	
# UNITS	1	1.00													

TOTAL RCN	517,880
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$409,100