

Key: 1008

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 843

LEG
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
PROCTOR JEFFREY A & MEAGHAN B 43 WEST ST E BRIDGEWATER, MA 02333				22-25-0				43 WEST ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PROCTOR JEFFREY A & MEAGHAN				06/20/2016	N	285,000	47073-323					
ANGELL CHARLES F & LESLIE				12/28/1973	QS		3957-132					
ANGELL CHARLES F & LESLIE				12/27/1973	QS	22,500	3957-132					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,980	7	1.00	100	1.00	100	1.00	7	0.95		159,260

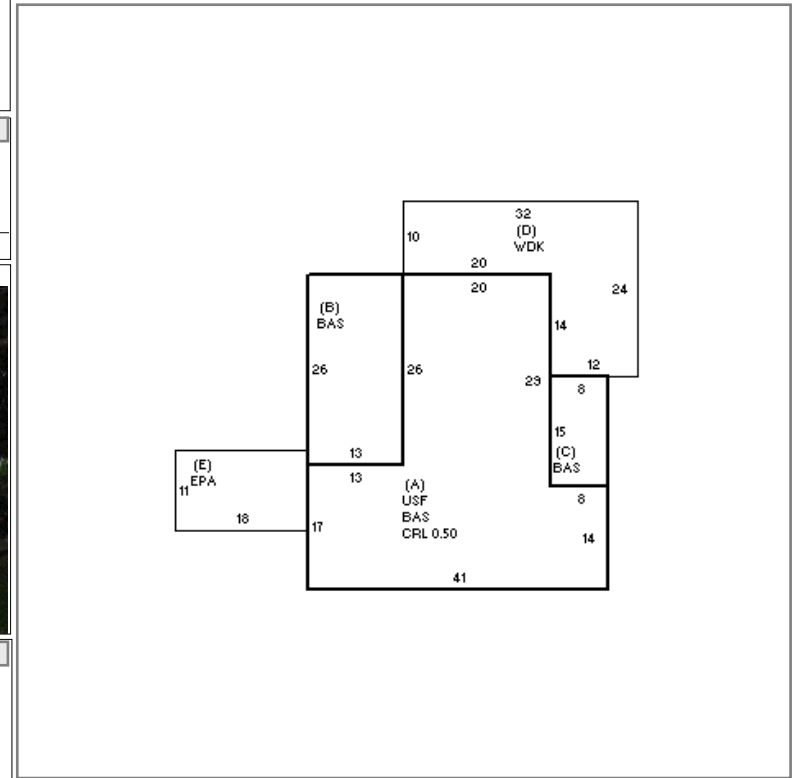
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
201	12/19/2007	51	FIELD REVIEW		07/05/2017	PW	0	0
		6	CYCL GROWTH		05/23/2013	LF	0	0
		6	CYCL GROWTH		04/23/2009		0	0
		6	CYCL GROWTH		04/02/2008		0	0
		3	ALTERATIONS	34,440			0	0

LAND

TOTAL	19,994 SF	ZONING	RES 7	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N O T E	T 10894	LAND	159,300	144,900		
Inf1	FACTOR 100		BUILDING	301,400	268,300			
Inf2	PHY 100		DETACHED	26,600	25,300			
				OTHER	0	0		
				TOTAL	487,300	438,500		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	30 0.70		1,030	25.55	18,400
SHF	A	1.00	40 0.60		200	20.44	2,500
GHP	A	1.00	10 0.90	1995	500	12.60	5,700



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BUILDING	CD	ADJ	DESC	MEASURE	7/5/2017	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1805	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	443,266	
NET AREA	2,844	DETAIL ADJ	0.950	FOUNDATION	5	BRICK/STONE	1.00	A	CRL	N	BSMT CRAWL	597		10.29	6,141	CONDITION ELEM	CD	
\$NLA(RCN)	\$156	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,193	1805	129.18	154,113	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,651	1805	142.16	234,699	INTERIOR	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	488			31.60	15,421	KITCHEN		
ROOMS	11	1.00	FLOOR COVER	99	N/A	1.00	E	EPA	N	ENCLOSED PORCH	198			74.40	14,731	BATHS		
BEDROOMS	4	1.00	INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	2			6,819.50	13,639	HEAT		
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00										ELECT		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00												
TOT FIXTURES	7	\$4,522	ARPUD	0		1.00												
# UNITS	1	1.00	AFFORDABLE	0		1.00												
																EFF.YR/AGE	1970 / 51	
																COND	32 32 %	
																FUNC	0	
																ECON	0	
																DEPR	32 % GD 68	
																RCNLD	\$301,400	