

Key: 1023

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 858

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HOWLAND NANCY LOU HOWLAND REALTY TRUST P O BOX 153 ELMWOOD, MA 02337				22-41-0				733 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOWLAND NANCY LOU				06/02/1994	A	12923-141		1			
ALEXANDER NANCY L				07/02/1954	QS	2352-494					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2384	03/30/2015	3	ALTERATIONS	4,800				0
		6	CYCL GROWTH		07/16/2014	SLB		0
		6	CYCL GROWTH		07/09/2014	LF		0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,223 7	1.00	100	1.00	178,600	5.80	100	1.00	7	0.95	147,980

TOTAL	6,223 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE			LAND	148,000	134,600
Infl1	FACTOR 100		BUILDING	104,200	104,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	252,200	239,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2014	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(B) EPA 14
8

(A) ATF 0.50
USF
BAS
34
24

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	2,040	DETAIL ADJ	0.902
\$NLA(RCN)	\$142	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$3,680	
# UNITS	2	1.10	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	5	ASBESTOS	0.96
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	816	1880	148.64	121,293
A	USF	L	UPPER STORY FIN	816	1880	135.08	110,222
A	ATF	L	ATTIC FINISH	408	1880	96.17	39,236
B	EPA	N	ENCLOSED PORCH	112		74.40	8,333
	F21	O	FPL 2S 10P	1		6,819.00	6,819

TOTAL RCN	289,583
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1951 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$104,200