

Key: 1030

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 865

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
REID TIMOTHY J & HESTER N 54 WEST ST E BRIDGEWATER, MA 02333				22-49-0				54 WEST ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
REID TIMOTHY J & HESTER N				10/07/2019	A	1 51758-015					
REID TIMOTHY J				03/13/2012	U	175,000 41091-204					
ROLLCO CONSTRUCTION CORP				12/15/2011	V	185,000 40727-129					

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	%
22-315	07/06/2022	8	POOL	19,000				0
		99	OTHER		05/25/2022	SD		0
BP-21-75	03/03/2021	8	POOL	40,000				100
		6	CYCL GROWTH		05/21/2020	SD		0
		51	FIELD REVIEW		09/30/2013	LF		0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	7	1.00	100	178,600	1.00	100	1.00	7	0.95	178,600
300	A	0.041	7	1.00	100	5,700	1.00	100	1.00	ELP	1.00	230

TOTAL	1.041 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7		N O T E T 10153/ PLAN 11-529			LAND	178,800	162,700
Inf1	FACTOR 100			BUILDING	247,600	209,400		
Inf2	PHY 100			DETACHED	33,200	22,700		
				OTHER	0	0		
TOTAL						459,600	394,800	

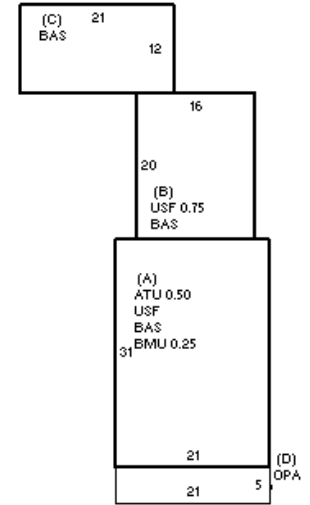
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	40 0.60		576	62.00	21,400
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	10 0.90	2022	448	23.05	9,300



BLDG COMMENTS

adjusted interior condition based on permits and observation

BUILDING	CD	ADJ	DESC	MEASURE	9/30/2013	LF
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%]			



DETACHED

BUILDING

YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,642
NET AREA	2,114	DETAIL ADJ	0.936	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	163		52.05	8,484	CONDITION ELEM	CD
\$NLA(RCN)	\$158	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	891	1870	138.54	123,437	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	326		30.30	9,878	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,223	1870	152.45	186,450	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	105		42.70	4,484	BATHS	U
				INT FINISH	99	N/A	1.00									HEAT	U
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1983 / 38
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$247,600