

Key: 1087

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 907

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JOY MICHAEL A & LINDA C 256 HUDSON ST E BRIDGEWATER, MA 02333				25-11-0				256 HUDSON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOY MICHAEL A & LINDA C				06/27/1980	QS	4844-262	4844-262				
JOY MICHAEL A & LINDA C				06/26/1980	QS	40,000	4844-262				
SELMER KENNETH S & COLLEE					QS	3493-741	3493-741				

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	%
		6	CYCL GROWTH		05/22/2013	LF	0	0
		6	CYCL GROWTH		04/04/2012		0	0

LAND

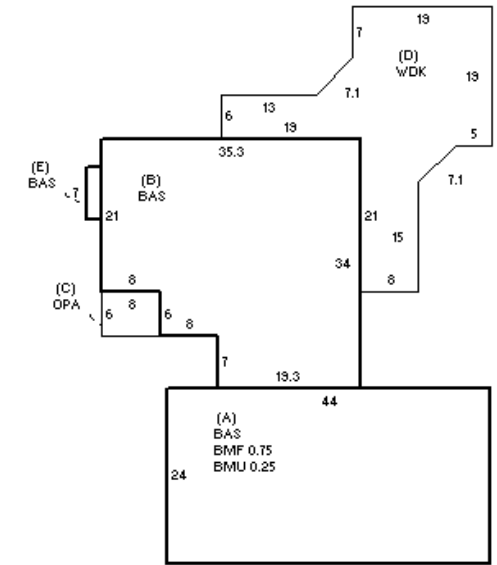
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	22,500 3	1.00	100	1.00	100	1.00	188,000	1.75	100	1.00	3	1.00	169,820

DETACHED

TOTAL	22,521 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E LOT 3/ T 12649	LAND	169,800	154,500		
Inf1	FACTOR 100		BUILDING	333,100	310,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	502,900	465,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/25/2017



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2013	LF
MODEL	1		RESIDENTIAL	LIST	12/31/2002	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	444,187
NET AREA	2,110	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	264		38.27	10,104		
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	792		53.83	42,631		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	2,110	1962	169.57	357,800		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	48		42.71	2,050		
				FLOOR COVER	99	N/A	1.00	D	WDC	N	WOOD DECK	653		31.60	20,635		
				INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

TOTAL RCN		444,187	
CONDITION ELEM	CD		
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE		1989 / 32	
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD		\$333,100	