

Key: 1088

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 908

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WILKINS FRANCIS & LILLIAN A 244 HUDSON ST E. BRIDGEWATER, MA 02333				25-12-0				244 HUDSON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILKINS FRANCIS & LILLIAN				09/24/2003	QS	351,900	26615-087				
FLYNN DEBORAH A				09/29/1986	QS		7151-288				
FLYNN PAUL F & DEBORAH A				09/13/1984	QS	97,000	5784-175				

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		03/26/2013	PW	0	0
		6	CYCL GROWTH		09/24/2003		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,600 3	1.00	100	1.00	188,000	1.68	100	1.00	3	1.00	170,770

TOTAL	23,610 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 4/ T 14589	LAND	170,800	155,300		
Infl1	FACTOR 100		BUILDING	270,000	232,000		
Infl2	PHY 100		DETACHED	11,300	10,700		
			OTHER	0	0		
			TOTAL	452,100	398,000		

DETACHED

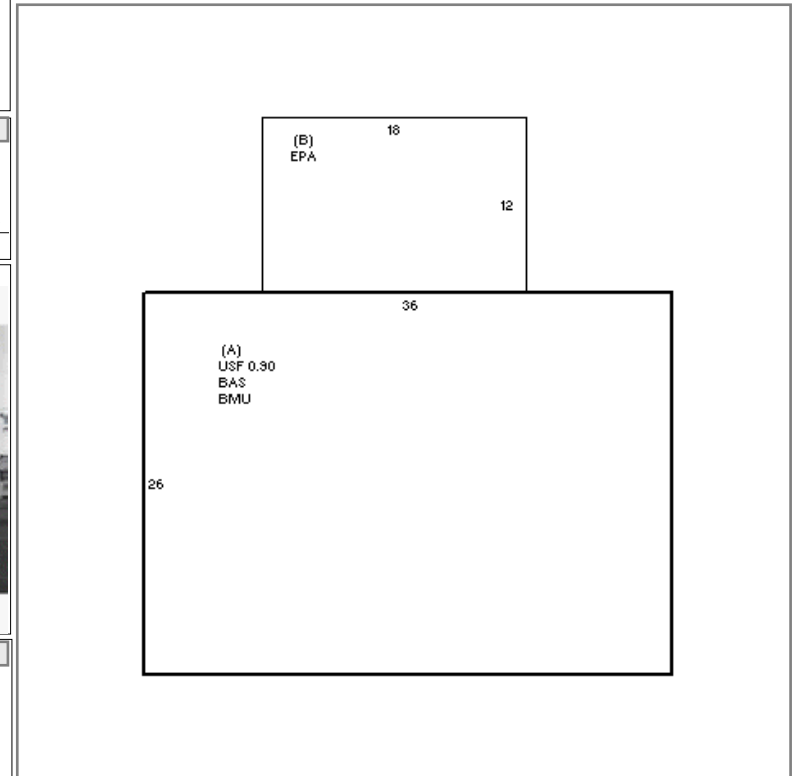
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70	1990	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2013	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	1,778	DETAIL ADJ	1.020
\$NLA(RCN)	\$208	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,468	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		39.63	37,091
A	BAS	L	BASE AREA	936	1962	176.08	164,815
A	USF	L	UPPER STORY FIN	842	1962	160.01	134,731
B	EPA	N	ENCLOSED PORCH	216		74.40	16,070
	F21	O	FPL 2S 1OP	2		6,819.50	13,639

TOTAL RCN	369,814	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1980 / 41	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$270,000	