

Key: 1262

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.041

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CURRENT OWNER				PARCEL ID				LOCATION				
PHAM CHRISTOPHER NGUYEN & ORTIZ RADAILYN 455 PLYMOUTH ST E BRIDGEWATER, MA 02333				30-29-0				455 PLYMOUTH ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PHAM CHRISTOPHER NGUYEN & HUMBLE VESSELS LLC				06/24/2021	QS	575,000	55198-282					
CROCKER KENNETH R				11/02/2020	O	260,100	53738-097					
				01/24/1994	QS	126,000	12606-265					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,772 7	1.00	100	1.00	178,600	1.12	100	1.00	7	0.95	173,860

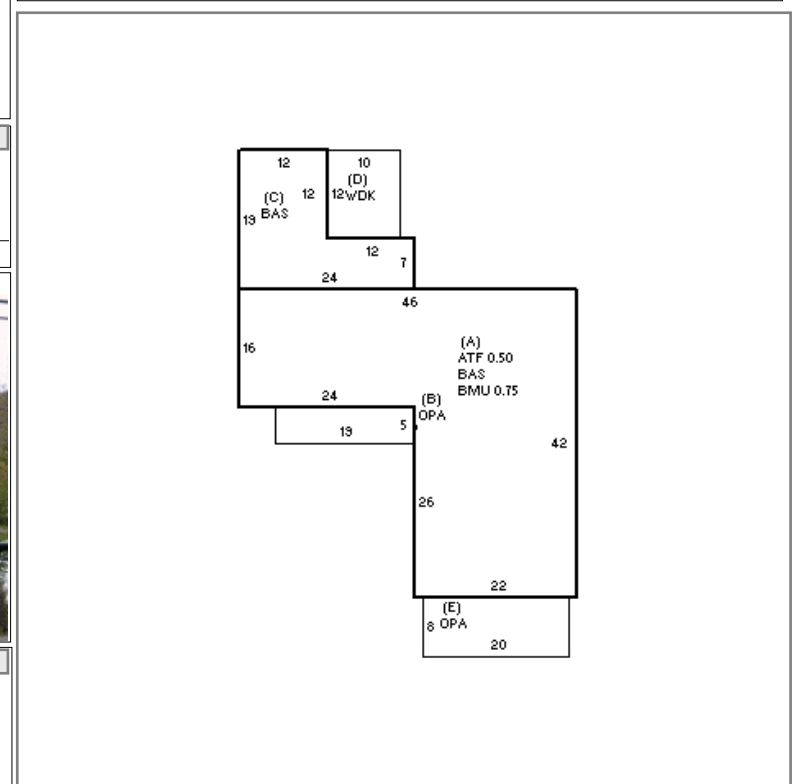
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
BP-20-620 2878	12/20/2020 04/04/2016	6 3 4 51 6	CYCL GROWTH ALTERATIONS DEMO FIELD REVIEW CYCL GROWTH	20,360	03/23/2021 04/26/2021 09/16/2020 08/25/2013 02/03/2004	SD SLB SLB LF	0 0 100 100 100 100 0 0 0 0

TOTAL	37,772 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE			LAND	173,900	158,100
Inf1	FACTOR 100		BUILDING	314,000	296,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	487,900	455,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	4/26/2021	SLB
MODEL	1		RESIDENTIAL	LIST	4/26/2021	SLB
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1840	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	365,166			
NET AREA	2,274	DETAIL ADJ	0.927	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	981		39.07	38,330	CONDITION ELEM	CD			
\$NLA(RCN)	\$161	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	ATF	L	ATTIC FINISH	654	1840	95.49	62,449	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	255		42.70	10,889	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,620	1840	147.60	239,105	KITCHEN	V			
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	120		31.60	3,792	BATHS	V			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	HEAT	U			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U			
				FUEL SOURCE	99	N/A	1.00													
				ARPUD	0		1.00													
				AFFORDABLE	0		1.00													
																		EFF.YR/AGE	2007 / 14	
																		COND	14 14 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	14 % GD 86	
																		RCNLD	\$314,000	