Key: 1309

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,084

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARROLL JOHN & REGAN KELLY **188 WHITMAN ST** **E BRIDGEWATER, MA 02333**	**31-8-0**	**188 WHITMAN ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARROLL JOHN & REGAN KELL	07/29/2021	QS	490,000	55387-318
MASON CHRISTIE Y & WILBUR	08/08/2017	QS	350,000	48770-080
LONE SAMER A & MARY M	11/17/2010	A	1	39274-177

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

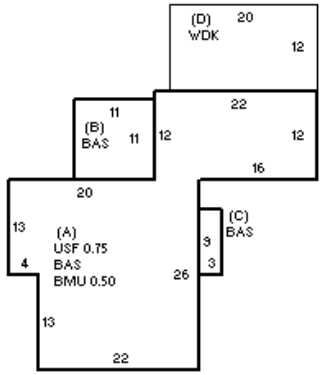
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/27/2022	SD	0	0
		6	CYCL GROWTH		08/24/2021	SD	0	0
		6	CYCL GROWTH		05/11/2018	SD	0	0
		6	CYCL GROWTH		03/19/2018	SD	0	0
31	05/13/2016	3	ALTERATIONS	7,500			0	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,950	7 1.00	100 1.00	100 1.00	178,600	1.66	100 1.00	7 0.95			162,520

TOTAL	23,950 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE	ESMT		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	162,500	147,800
BUILDING	271,400	259,800
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**436,400**	**409,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 09/27/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/27/2022	SD
LIST	9/27/2022	SD
REVIEW	3/25/2013	ER

YEAR BLT	1860	SIZE ADJ	1.000
NET AREA	1,702	DETAIL ADJ	0.918
$NLA(RCN)	$179	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,121
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	444		52.05	23,110
A	USF	L	UPPER STORY FIN	666	1860	146.34	97,460
+	BAS	L	BASE AREA	1,036	1860	161.03	166,832
D	WDK	N	WOOD DECK	240		31.60	7,584
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	304,926
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2010 / 11	
COND	11 11 %	
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$271,400