Key: 1330

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.093

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TAYLOR VIRGINIA L S/O NICKLES DOTTIE RIDDLE & WO 179 WHITMAN ST E BRIDGEWATER, MA 02333	31-18-0	179 WHITMAN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NICKLES DOTTIE RIDDLE & W	11/17/2022	QS	348,000	57431-159
TAYLOR VIRGINIA L	09/22/1953	QS		2298-187

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		07/15/2013	LF	0	0
450	04/12/2004	3	ALTERATIONS	500	06/30/2005	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	7	1.00	100	1.00	100	1.00	178,600	1.00	100	1.00	7	0.95			178,600
300	A	3.150	7	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			17,960

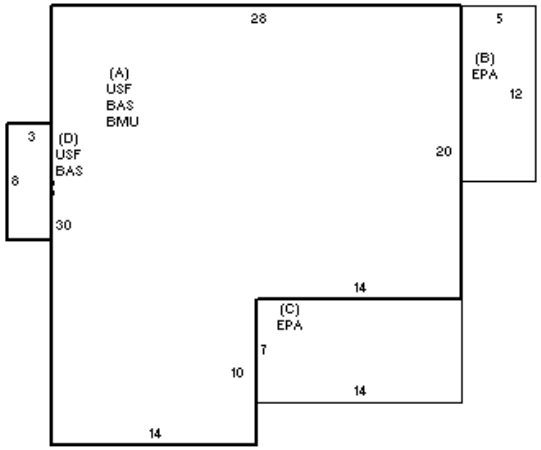
TOTAL	4.150 Acres	ZONING		FRNT	0
Ngh	RES 7	NOTE	C/W 30 & 48/ T 4627		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	196,600	178,800
BUILDING	56,200	55,800
DETACHED	4,800	4,500
OTHER	0	0
TOTAL	**257,600**	**239,100**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70	0.30			240	66.02	4,800

PHOTO 07/30/2013



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	7/15/2013	LF
LIST		
REVIEW	3/26/2013	ER

YEAR BLT	1926	SIZE ADJ	1.000
NET AREA	1,448	DETAIL ADJ	0.918
$NLA(RCN)	$194	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,873
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	3	ALUMINUM	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	700		43.62	30,533
+	USF	L	UPPER STORY FIN	724	1926	155.64	112,681
+	EPA	N	ENCLOSED PORCH	158		74.40	11,755
+	BAS	L	BASE AREA	724	1926	171.27	123,999

TOTAL RCN 280,841

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1940 / 81

COND	80	80 %	
FUNC	0		
ECON	0		
DEPR	80	% GD	20

RCNLD $56,200