Key: 1356

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,118

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAMORE WILLIAM P JR 496 BEDFORD ST E BRIDGEWATER, MA 02333	31-44-0	496 BEDFORD ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DAMORE WILLIAM P JR	11/20/2013	N	180,000	43842-144
THAY KANHARATH TR	06/17/2013	A	1	43211-170
SRUNN SOPHEAKBOTRA	02/26/2013	S	115,000	42722-333

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

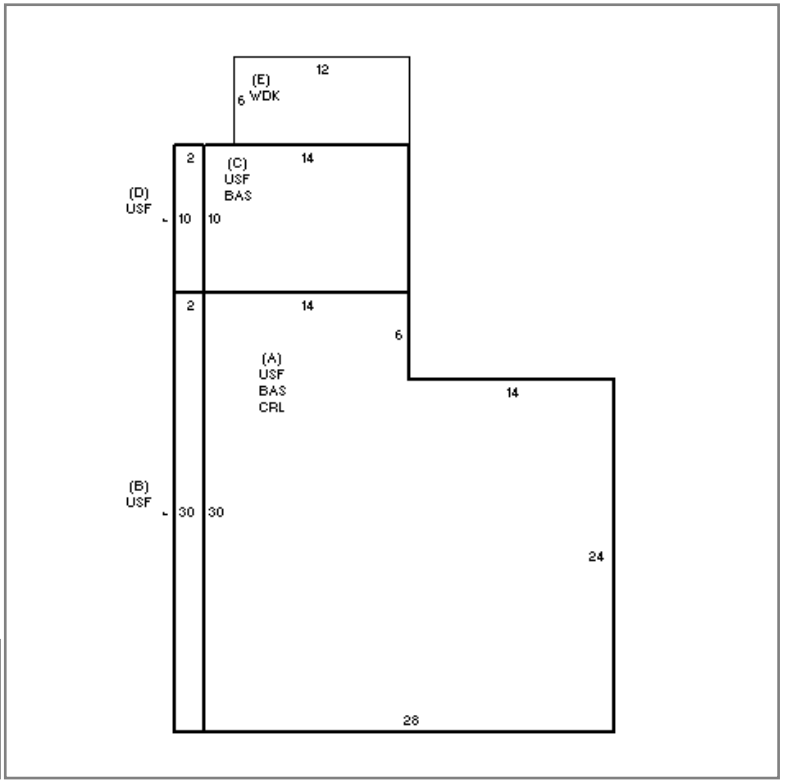
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		05/04/2017	SLB	0	0
1859	01/28/2014	3	ALTERATIONS	7,500			0	0
		6	CYCL GROWTH		08/20/2013	LF	0	0
		6	CYCL GROWTH		07/25/2012		100	100
307	10/19/2001	2	ADDITIONS	29,000	06/19/2002	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,810	7 1.00	100 1.00	100 1.00	178,600	2.55	100 1.00	7 0.95			155,020

TOTAL	14,810 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE	PARCEL A. . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	155,000	141,000
BUILDING	302,800	264,500
DETACHED	4,600	4,300
OTHER	0	0
TOTAL	**462,400**	**409,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	12X20		240	20.19	3,900
SHM	A 1.00	50 0.50	10X10		100	13.44	700

PHOTO 07/18/2013

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	G	1.15	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/4/2017	SLB
LIST	6/19/2002	SLB
REVIEW	7/18/2013	DF

BLDG COMMENTS

RESIDENTIAL
RICKS ELECTRONIC SERVICE. This is now strictly a single family home - no business on property.

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,872	DETAIL ADJ	0.969
$NLA(RCN)	$188	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	6	$4,547
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	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	CRL	N	BSMT CRAWL	756		10.83	8,187
+	USF	L	UPPER STORY FIN	976	1989	171.64	167,519
+	BAS	L	BASE AREA	896	1940	188.88	169,235
E	WDK	N	WOOD DECK	72		36.34	2,616

TOTAL RCN	352,105

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2007 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$302,800