

Key: 1372

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.132

LEGAL

LAND

DETACHED

BUILDING

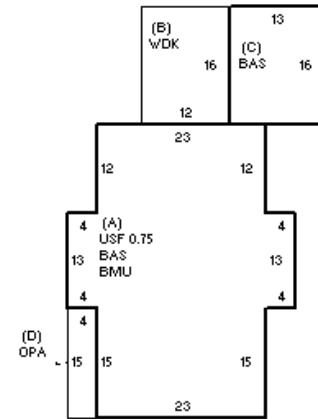
CURRENT OWNER				PARCEL ID				LOCATION			
WATSON GRAHAM C & CAHILL WATSON P A 107 WEST ST E BRIDGEWATER, MA 02333				32-5-0				107 WEST ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WATSON GRAHAM C HANSON HENRY E & JOCELYN				01/04/1994	QS	130,000		12560-285			
				09/25/1986	QS	7143-285					

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	%
1525	05/02/2013	6	CYCL GROWTH		06/11/2013	LF	0	0
378A	12/13/2005	3	ALTERATIONS	800			0	100
		3	ALTERATIONS	2,000	04/27/2006	SLB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,141	7	1.00	100	1.00	100	1.00	7	0.95		171,700

TOTAL	35,153 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE	LOT 1	LAND	171,700	156,200		
Inf1	FACTOR 100		BUILDING	152,600	150,900			
Inf2	PHY 100		DETACHED	13,300	12,700			
			OTHER	0	0			
				TOTAL	337,600	319,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBL	A	1.00	50 0.50		600	44.41	13,300



BUILDING	CD	ADJ	DESC	MEASURE	6/11/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1882	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	346,715
NET AREA	2,000	DETAIL ADJ	0.900	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,024		38.62	39,548	CONDITION ELEM	CD
\$NLA(RCN)	\$173	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	768	1882	135.63	104,165	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	192		31.60	6,067	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,232	1882	149.25	183,882	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	60		42.70	2,562	BATHS	
				INT FINISH	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819	HEAT	
				HEATING/COOLING	4	STEAM	1.00									ELECT	
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
				CAPACITY		UNITS	ADJ										
				STORIES	1.75	1.00											
				ROOMS	8	1.00											
				BEDROOMS	4	1.00											
				BATHROOMS	2	1.00											
				# 1/2 BATHS	0	1.00											
				TOT FIXTURES	6	\$3,672											
				# UNITS	1	1.00											
																EFF.YR/AGE	1955 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$152,600