

Key: 1380

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.140

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHURCHILL KAREN 259 WEST ST E BRIDGEWATER, MA 02333				32-13-0				259 WEST ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CHURCHILL KAREN				10/30/2019	QS	365,000		51876-071			
CURNOW KERRY M & WALTER				02/19/2008	A	300,000		35612-138			
WARKEL STANLEY L &				07/12/2001	QS	256,900		20178-002			

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-21-192	04/29/2021	3	ALTERATIONS	6,295			0 0
		6	CYCL GROWTH		04/07/2020	SD	0 0
		51	FIELD REVIEW		09/30/2013		0 0

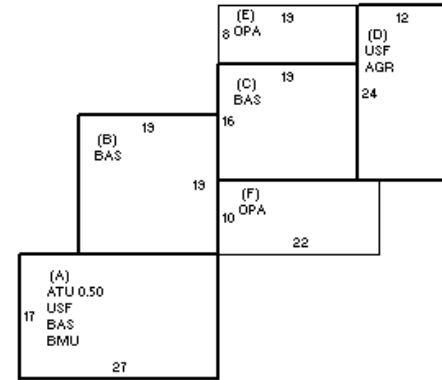
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,470 7	1.00	100	1.00	178,600	1.62	100	1.00	7	0.95	162,940

TOTAL	24,481 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE	LAND	162,900	148,200		
Inf1	FACTOR 100		BUILDING	280,700	265,200		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	446,100	415,700		

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



BUILDING	CD	ADJ	DESC	MEASURE	4/7/2020	SD
MODEL	1		RESIDENTIAL	LIST	4/7/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	1,871	DETAIL ADJ	0.900
\$NLA(RCN)	\$188	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$4,896
# 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	1	FORCED AIR	1.00
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	459		51.95	23,843
+	USF	L	UPPER STORY FIN	747	1800	138.77	103,658
A	ATU	N	ATTIC UNF	230		30.30	6,969
+	BAS	L	BASE AREA	1,124	1800	152.70	171,639
D	AGR	N	ATT GARAGE	288		83.12	23,938
+	OPA	N	OPEN PORCH	372		42.70	15,884

TOTAL RCN	350,827
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2001 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$280,700
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