

Key: 1383

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.143

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LIAO MARK C & YU-CHIN S/O LIAO JOHN SONG & LEE VICTO 31 DIVISION ST QUINCY, MA 02171				32-16-0				625 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LIAO JOHN SONG & LEE VICT				01/28/2022	A	1	56374-024				
LIAO MARK C & YU-CHIN				06/09/1994	A	110,000	12939-002				
CHIN ANGELA S C				12/29/1993	L	85,000	12542-143				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	75	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1041	11/30/2011	99	OTHER		08/01/2022	SD	0	0
430	09/12/2008	61	SITE VISIT		12/19/2017	RJM	100	100
		6	CYCL GROWTH		08/23/2013	LF	100	100
		3	ALTERATIONS	5,000	07/18/2013	DF	100	100
		3	ALTERATIONS		03/10/2009	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,264	7	1.00	100	1.00	100	1.00	7	0.95		163,600

TOTAL	25,264 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE C/W 24. LCF=TOPO/EAS.	LAND	163,600	148,800		
Inf1	FACTOR 100		BUILDING	264,700	250,500		
Inf2	PHY 100		DETACHED	4,500	4,400		
			OTHER	0	0		
				<b>TOTAL</b>	<b>432,800</b>	<b>403,700</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30 10X300		3,000	3.70	3,300
SHF	A	1.00	50 0.50 8X10		80	20.44	800
SW2	A	1.00	10 0.90 3X4		12	40.40	400

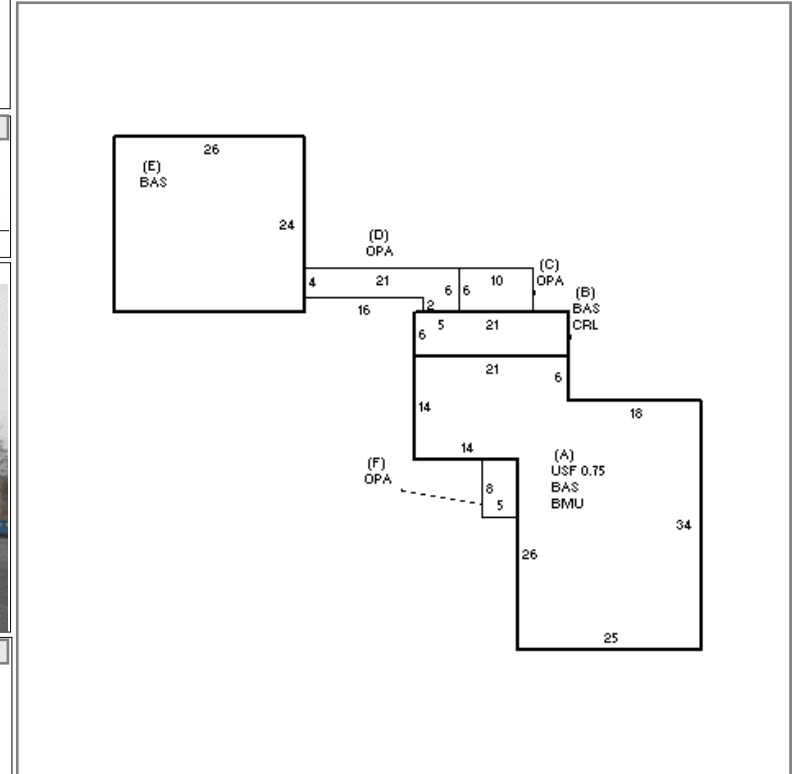
PHOTO		12/19/2017



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	RJM
MODEL	1		RESIDENTIAL	LIST	1/3/2018	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	1/12/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
EVER GREEN WINDOWS/LIAO ASSOCIATES  
INFO BY PHONE



G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	413,549
NET AREA	2,654	DETAIL ADJ	0.918	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,088		36.92	40,170	CONDITION ELEM	CD
\$NLA(RCN)	\$156	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	816	1900	127.15	103,758	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	BSMT CRAWL	126		8.19	1,032	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	194		42.70	8,284	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	1,838	1900	139.93	257,184	BATHS	A
				INT FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		0	1.00														
BEDROOMS		0	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		5	\$3,121														
# UNITS		1	1.00														
																EFF.YR/AGE	1967 / 54
																COND	36 36%
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$264,700