

Key: 1411

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.172

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
VAUGHN BRENDON 143 LINCOLN ST ABINGTON, MA 02351				33-21-0				509 WEST ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
VAUGHN BRENDON				10/16/2003	QS	335,000		26805-101			
JOHNSON SANDRA P				05/05/1981	QS	4987-224		4987-224			
JOHNSON JACKIE D & SANDRA				05/04/1981	QS	4987-224		4987-224			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
980		6	CYCL GROWTH		12/14/2017	RJM	100	100
440	10/07/2011	6	CYCL GROWTH		07/24/2013	DF	100	100
279	09/19/2008	3	ALTERATIONS	2,500	07/24/2013	DF	100	100
	09/22/2005	7	DETACHED BLD	2,634	03/18/2009	DF	100	100
		2	ADDITIONS	10,000			100	100

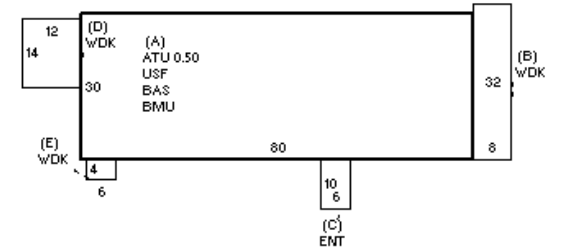
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,956 7	1.00	100	1.00	178,600	1.72	100	1.00	7	0.95	161,700

TOTAL	22,956 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N O T E C/W 22. . T 12857. . Variance being sought to raze existing dwelling and replace w/ 4 unit condominium. Variance Granted 5/2/06.	LAND	161,700	147,100		
Infl1	FACTOR 100		BUILDING	360,300	349,200		
Infl2	PHY 100		DETACHED	5,500	5,200		
			OTHER	0	0		
			TOTAL	527,500	501,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X16		128	20.44	2,100
SHF	+	1.10	10 0.90 12X14		168	22.48	3,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2017	RJM
MODEL	5		CIM-5	LIST	12/14/2017	EST
STYLE	13	0.85	APARTMENTS [100%]	REVIEW	12/28/2017	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
4 APTS

LOADING

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	621,219		
NET AREA	4,800	DETAIL ADJ	0.807	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	2,400		23.90	57,360	CONDITION ELEM	CD		
\$NLA(RCN)	\$129	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	2,400	1880	109.09	261,805	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	2,400	1880	109.09	261,805	INTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	A	ATU	N	ATTIC UNF	1,200		25.10	30,120	CDN/APP			
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	448		18.90	8,467				
				INT. FINISH	2	DRYWALL	1.00	C	ENT	N	ENCL ENTRY	60		27.70	1,662				
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	1970 / 51
																		COND	42 42 %
																		FUNC	0
																		ECON	0
																		DEPR	42 % GD 58
																		RCNLD	\$360,300