

Key: 1449

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.212

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
NOLAN SEAN M & KAHAN RACHAEL D 324 HUDSON ST E BRIDGEWATER, MA 02333				35-11-0				324 HUDSON ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NOLAN SEAN M & KAHAN RACH				03/11/2021	A	406,000	54554-114					
KAHAN MICHAEL B &				11/20/1998	QS	325,000	16838-172					
GASTONGUAY BERTRAND J & T				12/17/1993	QS	289,000	12503-107					

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	%
263	09/24/2001	6	CYCL GROWTH		06/23/2021	SD	0	0
		6	CYCL GROWTH		07/10/2015	SD	100	100
		2	ADDITIONS	650	07/30/2002	SLB	100	100

LAND

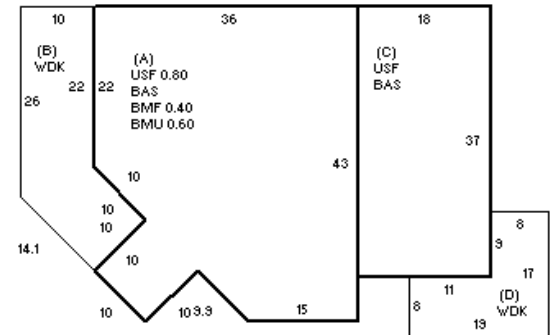
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	43,560 3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.320 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	1,820

DETACHED

TOTAL	1.320 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	LOT B/ PLAN 93-91		LAND	189,800	172,700
Inf1	FACTOR 100			BUILDING	461,500	438,100		
Inf2	PHY 100			DETACHED	17,800	16,800		
				OTHER	0	0		
				TOTAL	669,100	627,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			200	20.44	2,500
GZB	A	1.00 50 0.50			300	25.76	3,900
IPV	A	1.00 10 0.90		2001	648	19.48	11,400

PHOTO 07/20/2015



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2015	SD
MODEL	1		RESIDENTIAL	LIST	7/30/2002	SLB
STYLE	8	0.98	CONTEMPORARY [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	615,267
NET AREA	3,901	DETAIL ADJ	0.999	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	856		35.53	30,416		
\$NLA(RCN)	\$158	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	571		49.97	28,534		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,808	1986	126.51	228,736		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	584		31.60	18,454		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	2,093	1986	139.22	291,389		
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,063.00	4,126		
				HEATING/COOLING	3	RADIANT	1.02		F21	O	FPL 2S 10P	1		6,819.00	6,819		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1989 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$461,500	