

Key: 1606

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.358

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
WALLACE JAMES & CASSI 26 ALLEN ST E BRIDGEWATER, MA 02333				40-8-0				26 ALLEN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WALLACE JAMES & CASSI				11/21/2019	QS	320,000	51982-252					
26 ALLEN ST REALTY TRUST				04/08/2008	A	1	35827-339					
FABROSKI TIMOTHY J				04/08/2008	A	1	35827-321					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,450 3	1.00	100	1.00	188,000	1.06	100	1.00	3	1.00	185,310

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-20-27	01/26/2021	3	ALTERATIONS	5,554	05/17/2021	SLB	100	100
BP-20-471	09/22/2020	3	ALTERATIONS	36,270	05/17/2021	SLB	100	100
		6	CYCL GROWTH		09/14/2020	SD	0	0
		3	ALTERATIONS				0	0
BP-20-391	07/15/2020	6	CYCL GROWTH	25,587	08/05/2015	SDP	100	100

LAND

TOTAL	40,450 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	C/W 9-12 & 3, 5-7 NOTE	LAND	185,300	168,600		
Infl1	FACTOR 100		BUILDING	108,800	107,400		
Infl2	PHY 100		DETACHED	11,300	10,700		
			OTHER	0	0		
			TOTAL	305,400	286,700		

DETACHED

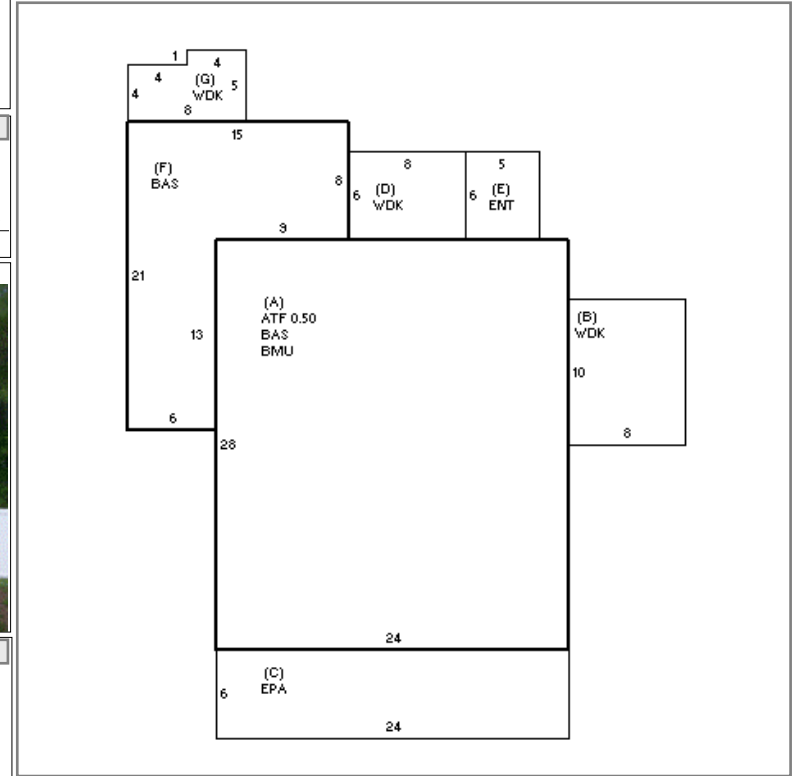
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70		648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/14/2020	SD
MODEL	1		RESIDENTIAL	LIST	9/14/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/27/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,206	DETAIL ADJ	0.900	FOUNDATION	5	BRICK/STONE	1.00
\$NLA(RCN)	\$205	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6		1.00	FLOOR COVER	99	N/A	1.00
BEDROOMS	3		1.00	INT FINISH	99	N/A	1.00
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	3	\$1,836		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		44.28	29,754
A	ATF	L	ATTIC FINISH	336	1910	117.35	39,431
+	WDK	N	WOOD DECK	164		31.60	5,182
C	EPA	N	ENCLOSED PORCH	144		74.40	10,714
E	ENT	N	ENCLOSED ENTRY	30		81.10	2,433
+	BAS	L	BASE AREA	870	1910	181.39	157,813

TOTAL RCN	247,163	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1955 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD	\$108,800	