

Key: 1643

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.397

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NELSON WAYNE E & DEBORAH A 21 WHITMAN ST E BRIDGEWATER, MA 02333				41-6-0				21 WHITMAN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NELSON WAYNE E & DEBORAH				04/01/1994	S	55,000	12779-214				
NELSON WAYNE E & DEBORAH				03/31/1994	L	55,000	12779-214				
FEDERAL NATIONAL MORTGAGE				08/13/1993	L	82,799	12117-119				

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-210178	04/26/2021	3	ALTERATIONS	2,000				0
BP-21-178	04/26/2021	3	ALTERATIONS	2,000				0
		6	CYCL GROWTH		11/13/2020	SD		0
		6	CYCL GROWTH		10/04/2013			0
365	04/14/2010	7	DETACHED BLD	3,000				0


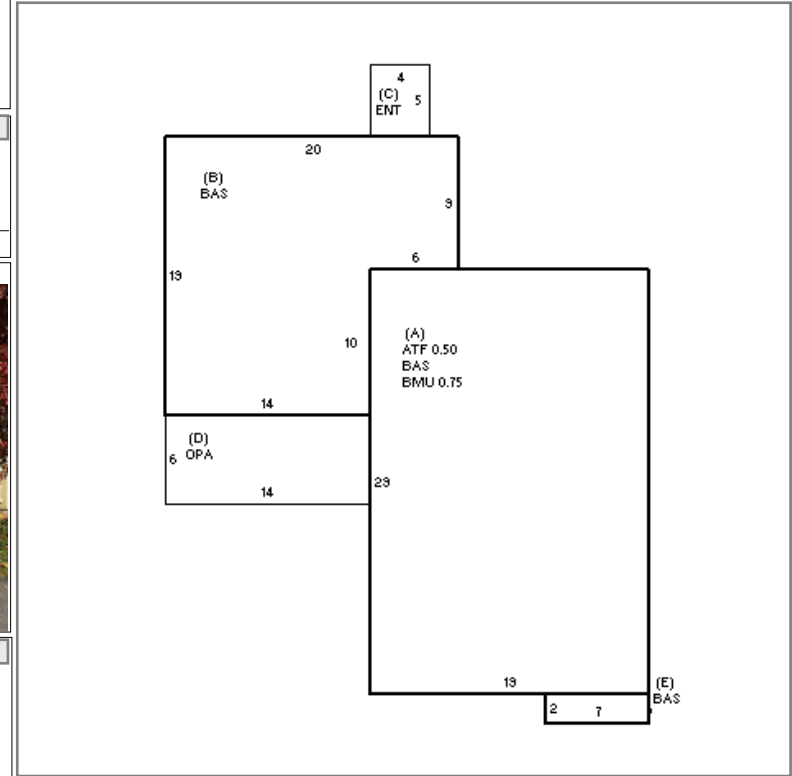
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,360 7	1.00	100	1.00	100	1.00	178,600	5.68	100	1.00	7 0.95	148,090

TOTAL	6,360 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE	LAND	148,100	134,700		
Inf1	FACTOR 100		BUILDING	121,700	117,500		
Inf2	PHY 100		DETACHED	4,400	4,200		
			OTHER	0	0		
		TOTAL		274,200	256,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 10 0.90	12X20	2010	240	20.19	4,400	11/13/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/13/2020	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%]			

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YEAR BLT	1860	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	225,413
NET AREA	1,161	DETAIL ADJ	0.900	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	413		52.05	21,497	CONDITION ELEM	CD
\$NLA(RCN)	\$194	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	276	1860	119.38	32,950	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	885	1860	184.53	163,309	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	ENT	N	ENCLOSED ENTRY	20		81.10	1,622	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	84		42.70	3,587	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	4	\$2,448
# UNITS	1	1.00

EFF. YR/AGE	1960 / 61
COND	46 46 %
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	\$121,700