Key: 1680 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 1.422

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLINS BRUCE W & ESTHER **457 BEDFORD ST** **E BRIDGEWATER, MA 02333**	**41-39-0**	**457 BEDFORD ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS BRUCE W & ESTHER	10/13/1964	QS		3151-187

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

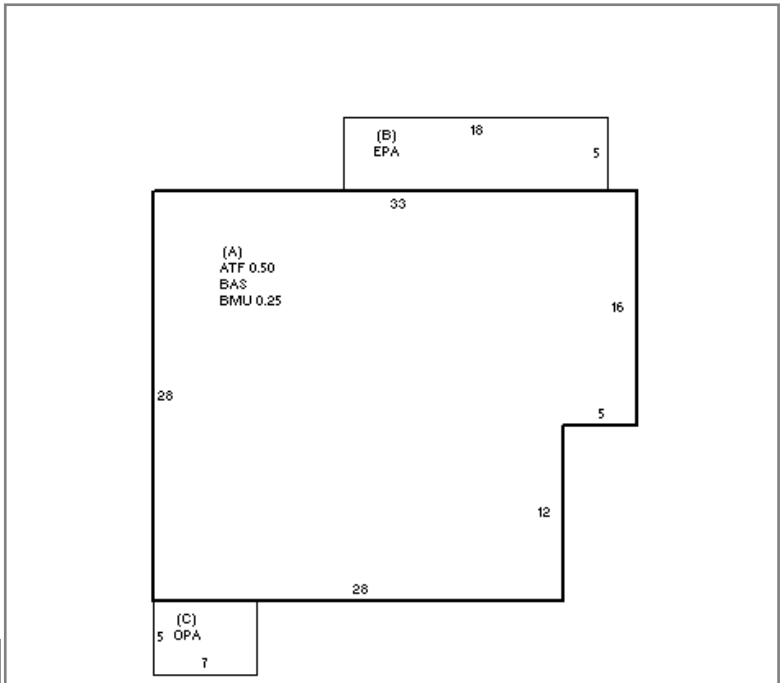
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		10/21/2015	SD	0	0
		6	CYCL GROWTH		08/20/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,559	7 1.00	100 1.00	100 1.00	178,600	1.34	100 1.00	7 0.95			167,950

TOTAL	30,559 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE	C/W 50/ T 8189 & T 11276		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	168,000	152,800
BUILDING	129,600	124,800
DETACHED	22,500	21,300
OTHER	0	0
TOTAL	**320,100**	**298,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A 1.00	10 0.90		1990	660	33.64	20,000
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 10/20/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/21/2015	SD
LIST		
REVIEW	3/27/2013	ER

YEAR BLT	1870	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	0.918
$NLA(RCN)	$185	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,873
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	216		52.05	11,243
A	BAS	L	BASE AREA	864	1870	179.27	154,885
A	ATF	L	ATTIC FINISH	432	1870	115.98	50,102
B	EPA	N	ENCLOSED PORCH	90		74.40	6,696
C	OPA	N	OPEN PORCH	35		42.71	1,495
	F21	O	FPL 2S 1OP	2		6,819.50	13,639

TOTAL RCN	239,933
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1960 / 61
COND	46 46 %
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	$129,600