

Key: 1709

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.451

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
54 PARK AVE LLC DUFFY MARK, MANAGER 70 CYNTHIA RD ABINGTON, MA 02351				43-10-0				54 PARK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
54 PARK AVE LLC				09/17/2021	QS	470,000		55676-189			
HOWARD CHRISTOPHER				09/13/2017	QS	300,000		48923-51			
IMLACH JAMES G & EDITH W				02/23/2011	A	1		39684-149			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		02/09/2022	SD	0	0
		6	CYCL GROWTH		03/19/2018	SD	0	0
		6	CYCL GROWTH		12/04/2017	SD	0	0
		6	CYCL GROWTH		08/07/2014	LF	0	0
		6	CYCL GROWTH		09/20/2006		0	0

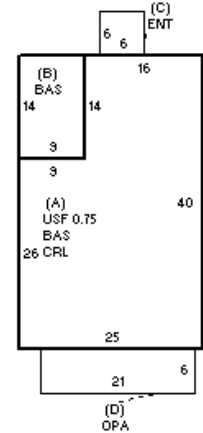
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	32,654 3	1.00	100	1.00	100	1.00	188,000	1.27	100	1.00	3	1.00		178,590

TOTAL	32,654 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE c/w 43/25	LAND	178,600	162,400			
Infl1	FACTOR 100		BUILDING	244,500	133,500			
Infl2	PHY 100		DETACHED	16,500	15,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>439,600</b>	<b>311,500</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60		420	55.55	14,000
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2018	SD
MODEL	1		RESIDENTIAL	LIST		
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

G

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	305,581		
NET AREA	1,656	DETAIL ADJ	1.009	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	874		8.98	7,847	CONDITION ELEM	CD		
\$NLA(RCN)	\$185	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	656	1910	162.44	106,561	EXTERIOR	G		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,000	1910	178.76	178,756	INTERIOR	G	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	ENT	N	ENCLOSED ENTRY	36			81.11	2,920	KITCHEN	G		
ROOMS	8	1.00	FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	126			42.70	5,380	BATHS	G		
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00										BATHS	G		
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02										HEAT	U		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00										ELECT	U		
TOT FIXTURES	6	\$4,117	ARPUD	0		1.00													
# UNITS	2	1.10	AFFORDABLE	0		1.00													
																EFF.YR/AGE	2001 / 20		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$244,500		