Key: 1723

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.459

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WAKEMAN STIENA K **160 PARK AVE** **E BRIDGEWATER, MA 02333**	**43-27-0**	**160 PARK AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WAKEMAN STIENA K	08/30/2007	H	1	(111010)
WAKEMAN STIENA K	08/30/2007	H	1	35020-093
WAKEMAN A BRUCE &	12/22/1980	QS		4930-378

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

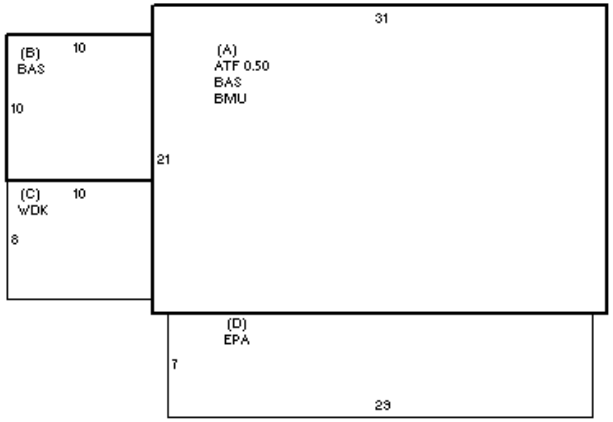
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		11/12/2020	SD	0	0
		51	FIELD REVIEW		09/30/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,400	3 1.00	100 1.00	100 1.00	188,000	2.00	100 1.00	3 1.00			167,150

TOTAL	19,400 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 5 C/W 27A/ T 12793		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	167,200	152,000
BUILDING	85,000	84,800
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**254,700**	**239,100**



DETACHED

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

PHOTO 11/12/2020

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	11/12/2020	SD
LIST	11/12/2020	SD
REVIEW	3/27/2013	ER

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,077	DETAIL ADJ	0.918
$NLA(RCN)	$219	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	2	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	651		44.83	29,186
A	ATF	L	ATTIC FINISH	326	1920	126.12	41,114
+	BAS	L	BASE AREA	751	1920	194.94	146,398
C	WDK	N	WOOD DECK	80		31.60	2,528
D	EPA	N	ENCLOSED PORCH	203		74.40	15,103

TOTAL RCN 236,202

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1951 / 70

COND	64	64 %	
FUNC	0		
ECON	0		
DEPR	64	% GD	36

RCNLD $85,000