Key: 1863

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.579

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SYLVESTER BRIAN C 1441 WASHINGTON ST E BRIDGEWATER, MA 02333	47-31-0	1441 WASHINGTON ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SYLVESTER BRIAN C	11/21/2016	QS	290,000	47773-143
PATTON MICHAEL Q	05/29/2007	A	290,000	34588-326
PATTON CONSTANCE M &	02/22/2001	QS	215,000	19403-195

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

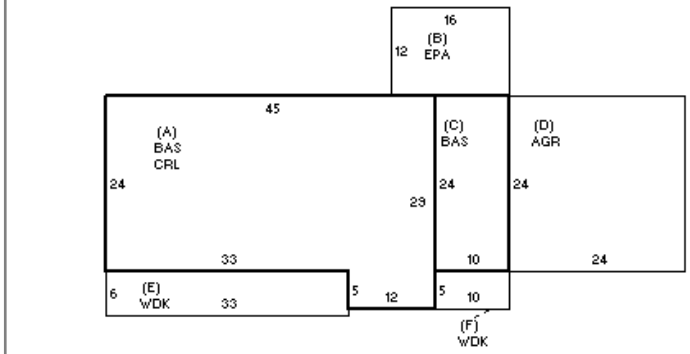
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		07/10/2017	PW	0	0
		61	SITE VISIT		06/27/2017	SD	0	0
		6	CYCL GROWTH		05/23/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,665	3 1.00	100 1.00	100 1.00	188,000	1.10	100 1.00	3 1.00			183,780

TOTAL	38,665 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	DRAINAGE ESMT		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	183,800	167,200
BUILDING	253,400	236,300
DETACHED	0	0
OTHER	0	0
TOTAL	**437,200**	**403,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/27/2017

BLDG COMMENTS

BUILDING

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

MEASURE	7/10/2017	PW
LIST		
REVIEW	3/28/2013	ER

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,380	DETAIL ADJ	1.010
$NLA(RCN)	$245	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	3	$2,060
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	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	15	ELECT BB/AC	1.01
FUEL SOURCE	3	ELECTRIC	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,140		8.32	9,489
B	EPA	N	ENCLOSED PORCH	192		74.40	14,285
+	BAS	L	BASE AREA	1,380	1968	192.13	265,138
D	AGR	N	ATT GARAGE	576		67.88	39,101
+	WDK	N	WOOD DECK	248		31.60	7,837

TOTAL RCN 337,910

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1989 / 32

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $253,400