

Key: 1883

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.597

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DAVIDSON FAMILY TRUST DAVIDSON LARRY K & FLORENCE L 142 CHESTNUT ST E BRIDGEWATER, MA 02333				48-15-0				142 CHESTNUT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAVIDSON FAMILY TRUST				07/16/2015	A		1 (122140)				
DAVIDSON LARRY K & FLOREN				11/16/1987	QS		0381-076				

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	%
292		6	CYCL GROWTH		07/03/2013			0
231	05/01/2008	6	CYCL GROWTH	11,500	06/09/2008			0
	09/08/2003	3	ALTERATIONS	4,000	06/09/2008			0
		3	ALTERATIONS		04/16/2004	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,780	3	1.00	100	1.00	100	1.00	188,000	1.80	100	1.00	3	1.00			169,200

TOTAL	21,780 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE OWNER USES 142 CHESTNUT ST #280535 #76276	LAND	169,200	153,900		
Infl1	FACTOR 100		BUILDING	237,700	208,800		
Infl2	PHY 100		DETACHED	11,300	10,700		
			OTHER	0	0		
			TOTAL	418,200	373,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70		648	19.48	8,800



BUILDING	CD	ADJ	DESC	MEASURE	7/3/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,088	DETAIL ADJ	0.950
\$NLA(RCN)	\$173	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$3,876	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	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	1	FORCED AIR	1.00
FUEL SOURCE	3	ELECTRIC	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		38.76	39,070
A	BAS	L	BASE AREA	1,008	1950	155.39	156,638
B	WDK	N	WOOD DECK	224		31.60	7,078
+	USF	L	UPPER STORY FIN	1,080	1950	141.21	152,508
D	OPA	N	OPEN PORCH	24		42.71	1,025

TOTAL RCN	360,195
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	G
HEAT	
ELECT	
EFF.YR/AGE	1969 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$237,700

