

Key: 1931

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.654

LEGAL LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | | | |
|---|---|----------|------|------------------|------|----------|------|----------------|------|------------|------------|--------------|-------------|---------------|------------|----|--------------|--------|------------|----|-----|---|
| DAWSON REBECCA H 361 CENTRAL ST E BRIDGEWATER, MA 02333 | | | | 50-17-0 | | | | 361 CENTRAL ST | | | | 1010 | 100 | SINGLE FAMILY | | | 1 | | 1 of 1 | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | DAWSON REBECCA H | | | | 08/08/2014 | QS | 308,000 | | 44620-019 | | 964 | 04/06/2005 | 51 | FIELD REVIEW | | 04/01/2015 | JL | 0 | 0 |
| DECHAMBEAU NOREEN & FRED | | | | 11/10/1998 | A | 100 | | 16799-275 | | 859 | 11/08/2004 | 6 | CYCL GROWTH | | 11/04/2014 | LF | 0 | 0 | | | | |
| DECHAMBEAU NOREEN | | | | 03/06/1992 | A | 1 | | 10806-168 | | | | 6 | CYCL GROWTH | | 06/17/2013 | | | 0 | 0 | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | |
| 100 | S | 14,520 3 | 1.00 | 100 | 1.00 | 188,000 | 2.60 | 100 | 1.00 | 3 | 1.00 | 162,930 | | | | | | | | | | |

DETACHED

| TOTAL | 14,505 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh | RES 3 | NOTE | | | LAND | 162,900 | 148,200 |
| Inf1 | FACTOR 100 | | BUILDING | 249,100 | 236,200 | | |
| Inf2 | PHY 100 | | DETACHED | 18,900 | 18,000 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 430,900 | 402,400 |

BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|--------|
| FBN | A | 1.00 20 0.80 | | | 900 | 26.27 | 18,900 |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 4/1/2015 | JL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/6/2005 | EST |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] | REVIEW | 3/28/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1800 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|-------|-----------------|----|---------------|------|
| NET AREA | 1,814 | DETAIL ADJ | 0.927 | FOUNDATION | 5 | BRICK/STONE | 1.00 |
| \$NLA(RCN) | \$172 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1.5 | 1.00 | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| ROOMS | 7 | 1.00 | | FLOOR COVER | 13 | COMB | 1.00 |
| BEDROOMS | 4 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 |
| BATHROOMS | 2 | 1.00 | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| # 1/2 BATHS | 0 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 |
| TOT FIXTURES | 7 | \$4,413 | | ARPUD | 0 | | 1.00 |
| # UNITS | 1 | 1.00 | | AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 336 | | 38.21 | 12,837 |
| A | USF | L | UPPER STORY FIN | 336 | 1800 | 144.40 | 48,517 |
| + | BAS | L | BASE AREA | 1,478 | 1800 | 158.90 | 234,854 |
| C | CRL | N | BSMT CRAWL | 726 | | 8.48 | 6,155 |
| | GFP | O | GAS FIREPLACE | 1 | | 4,584.00 | 4,584 |

| TOTAL RCN | 311,360 |
|----------------------|------------|
| CONDITION ELEM CD | |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE 2001 / 20 | |
| COND | 20 20 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 20 % GD 80 |
| RCNLD | \$249,100 |

