Key: 1972

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,681

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WABREK ERIC JOHN SR & MAUREEN **S/O MAC298 LLC** **20 HUBBARRD LN** **BRIDGEWATER, MA 02324**	**50-54-0**	**298 CENTRAL ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAC298 LLC	01/21/2022	QS	675,000	56348-254
WABREK ERIC JOHN SR & MAU	03/30/2018	QS	485,000	49652-099
NUNES KEITH A	07/10/1997	QS	177,500	15311-175

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1050	**100**	**THREE FAMILY**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		03/30/2022	SD	0	0
		99	OTHER		07/17/2019	PW	0	0
		51	FIELD REVIEW		07/15/2013	LF	0	0
		6	CYCL GROWTH		05/30/2009		0	0
99	08/31/2007	3	ALTERATIONS	10,500	05/30/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	24,992	3	1.00	100	1.00	100	1.00	188,000	1.59	100	1.00	3	1.00			171,980
300	A	1.500	3	1.00	100	1.00	100	1.00	4,560	1.00	80	0.80	ELP	1.00			6,840

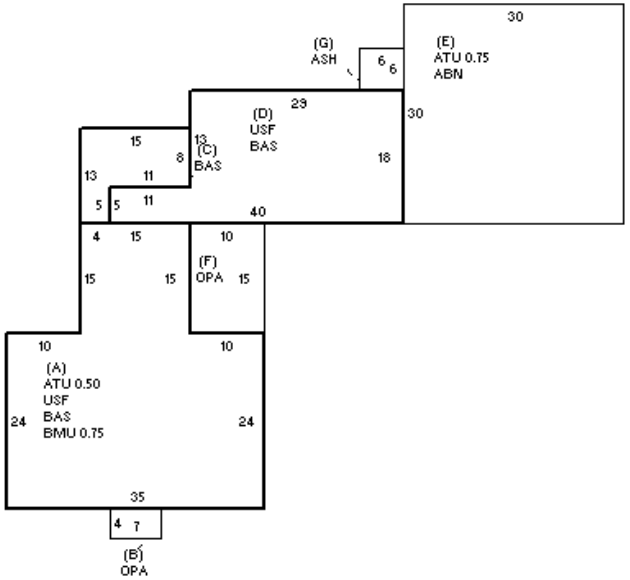
TOTAL	2.074 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE	c/w 50/55 wet		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	178,800	162,700
BUILDING	405,600	397,600
DETACHED	0	0
OTHER	0	0
TOTAL	**584,400**	**560,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/07/2013



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/17/2019	PW
LIST		
REVIEW	3/28/2013	ER

BLDG COMMENTS

YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	3,424	DETAIL ADJ	1.055
$NLA(RCN)	$185	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	12	1.00
BEDROOMS	6	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$6,780
# UNITS	3	1.15

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	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	799		43.76	34,963
+	USF	L	UPPER STORY FIN	1,642	1800	144.14	236,684
+	ATU	N	ATTIC UNF	1,208		31.81	38,432
+	OPA	N	OPEN PORCH	178		44.84	7,981
+	BAS	L	BASE AREA	1,782	1800	158.62	282,663
E	ABN	N	ATT BARN	900		28.35	25,515
G	ASH	N	ATT SHED	36		19.69	709

TOTAL RCN	633,727

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$405,600