

Key: 1975

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.683

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GRABAU PAUL W & WINIFRED W 46 STEVENS CT E BRIDGEWATER, MA 02333				50-57-0				46 STEVENS CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRABAU PAUL W & WINIFRED				10/02/1995	A		1 13869-143				
GRABAU PAUL W & WINIFRED				02/24/1956	QS		2481-440				

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		12/01/2020	SD	0	0
		6	CYCL GROWTH		05/16/2013	LFF	0	0

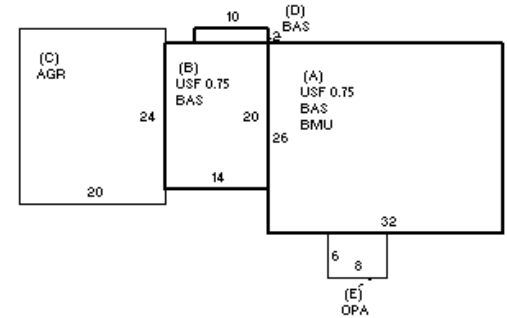
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,400 3	1.00	100	1.00	100	1.00		3	1.00		168,010

TOTAL	20,400 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	168,000	152,800
Inf1	FACTOR 100		BUILDING	197,900	176,900		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	368,400	332,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60		1996	200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/1/2020	SD
MODEL	1		RESIDENTIAL	LIST	12/1/2020	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	395,817
NET AREA	1,966	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		41.12	34,211		
\$NLA(RCN)	\$201	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	834	1949	154.52	128,872		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,132	1949	170.04	192,489		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	480		70.90	34,033		
				FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	48		42.71	2,050		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1958 / 63
																COND	50 50 %
																FUNC	0
																ECON	0
																DEPR	50 % GD 50
																RCNLD	\$197,900