

Key: 2085

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.792

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WAUGH BRITTANY & THOMAS G 105 SPRING ST E BRIDGEWATER, MA 02333				52-59-0				105 SPRING ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WAUGH BRITTANY & THOMAS G				03/31/2021	A	375,000	54699-159				
WAUGH GAYNOL G SR & BARBA				03/28/2006	QS	316,000	32420-099				
LAFLEUR ROLAND W & MARGAR				10/23/1969	QS		3556-438				

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 %
370A	07/07/2008	6	CYCL GROWTH		06/07/2021	SD	0 0
981	06/06/2007	6	CYCL GROWTH		06/25/2013	LF	0 0
		6	CYCL GROWTH		04/28/2009		0 0
		3	ALTERATIONS				0 0
		3	ALTERATIONS	16,000			0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	7	1.00	100	178,600	1.00	100	1.00	7	0.95	178,600
300	A	0.320	7	1.00	100	5,700	1.00	100	1.00	ELP	1.00	1,820

TOTAL	1.320 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N O T E	T 9452		LAND	180,400	164,100
Inf1	FACTOR 100		BUILDING	221,700	204,000		
Inf2	PHY 100		DETACHED	16,400	15,500		
			OTHER	0	0		
					TOTAL	418,500	383,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70		336	59.02	13,900
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	3/29/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	303,675
NET AREA	1,204	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	629		37.48	23,572		
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	515		52.70	27,143		
				ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCLOSED ENTRY	25		81.12	2,028		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,204	1953	201.72	242,875		
				FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 10P	1		6,017.00	6,017		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1980 / 41
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$221,700

