

Key: 2095

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.799

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
THRASHER JOHN W JR & ASHBURN ALLISON B 474 W UNION ST E BRIDGEWATER, MA 02333				53-10-0				474 W UNION ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
THRASHER JOHN W JR & HOYT LOUISE W				11/12/1997	A	51,000	15639-111					
HOYT CECIL W & LOUISE W				09/17/1987	QS		8006-285					
				04/14/1937	QS		1725-025					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890 3	1.00	100	1.00	188,000	3.40	100	1.00	3	1.00	159,800

LAND

TOTAL	10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	159,800	145,400
Inf1	FACTOR 100				BUILDING	193,900	183,100
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	353,700	328,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2013	LF
MODEL	1		RESIDENTIAL	LIST REVIEW	3/29/2013	ER
STYLE	7	0.90	CONVENTIONAL [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	1,300	DETAIL ADJ	0.900
\$NLA(RCN)	\$213	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$1,836
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	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	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	650		44.83	29,141
A	BAS	L	BASE AREA	650	1915	175.59	114,136
A	USF	L	UPPER STORY FIN	650	1915	159.57	103,718
A	ATU	N	ATTIC UNF	325		30.30	9,848
+	OPA	N	OPEN PORCH	184		42.70	7,857
+	WDK	N	WOOD DECK	332		31.60	10,491

TOTAL RCN	277,027
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	G
BATHS	
HEAT	U
ELECT	
EFF.YR/AGE	1972 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$193,900

