

Key: 2109

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.813

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION				
FLAVIN KEITH J 450 W UNION ST E BRIDGEWATER, MA 02333				53-27-0				450 W UNION ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FLAVIN KEITH J				08/14/2014	QS	279,900	(120830)					
DEWHURST JEFFREY A & LAUR				11/22/2013	H	190,000	(119838)					
LINDSTROM NANCY				03/16/2012	A	1	(117181)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,180	3	1.00	100	188,000	2.50	100	1.00	3	1.00	163,510

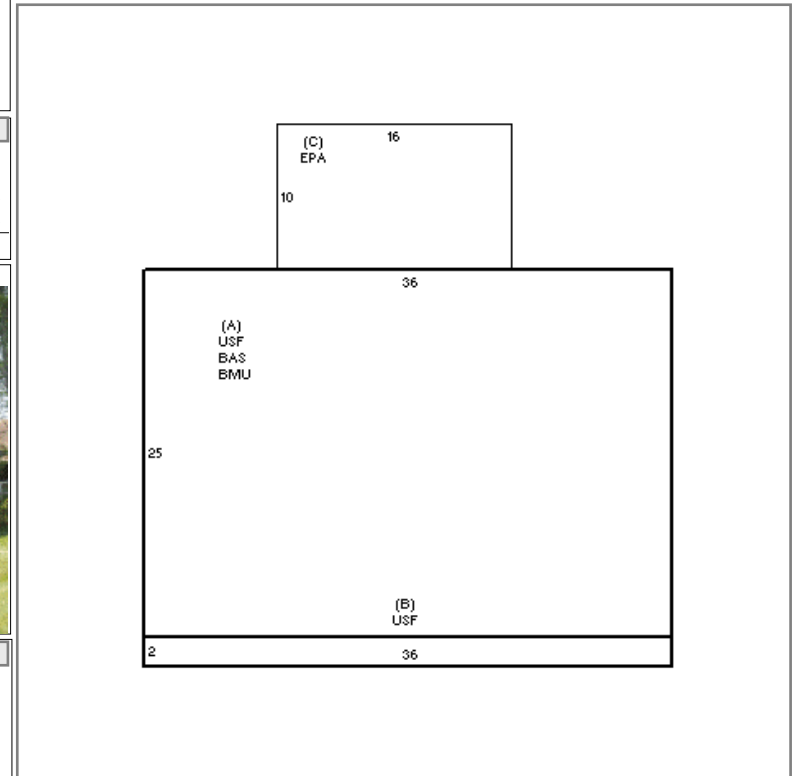
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
3212	03/29/2017	3	ALTERATIONS	8,000			0 0
		51	FIELD REVIEW		05/28/2015	PW	100 100
		51	FIELD REVIEW		03/30/2015	PW	0 0
1830	12/12/2013	3	ALTERATIONS	17,000			100 0
		6	CYCL GROWTH		06/25/2013	LF	0 0

TOTAL	15,180 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE #91307 #34362/ T 7859	LAND		163,500	148,700	
Inf1	FACTOR 100		BUILDING		257,400	229,500	
Inf2	PHY 100		DETACHED		1,500	1,400	
			OTHER		0	0	
			TOTAL		422,400	379,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 10 X12		120	20.44	1,500



BUILDING	CD	ADJ	DESC	MEASURE	5/28/2015	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/29/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	1,872	DETAIL ADJ	0.988
\$NLA(RCN)	\$191	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,031	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	900		40.11	36,102
A	BAS	L	BASE AREA	900	1961	167.46	150,716
+	USF	L	UPPER STORY FIN	972	1961	152.18	147,917
C	EPA	N	ENCLOSED PORCH	160		74.40	11,904
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	357,489
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	G
BATHS	G
HEAT	U
ELECT	
EFF.YR/AGE	1976 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$257,400