Key: 2114

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,817

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWN GERALD E & SOPHIE S 402 WEST UNION ST E BRIDGEWATER, MA 02333	53-32-0	402 W UNION ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN GERALD E & SOPHIE S	04/01/1975	QS		4056-747
PHILBRICK RODNEY & MARIE	08/14/1973	QS		3922-100

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		05/09/2019	SD	0	0
1611	07/01/2013	3	ALTERATIONS	3,600			0	100
		6	CYCL GROWTH		06/01/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,007	3 1.00	100 1.00	100 1.00	188,000	1.49	100 1.00	3 1.00			173,710

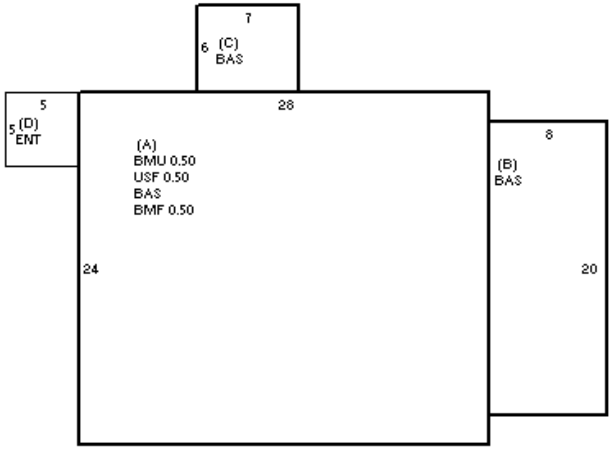
TOTAL	27,007 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 11222. C/W 33. . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	173,700	158,000
BUILDING	217,300	186,100
DETACHED	16,700	15,900
OTHER	0	0
TOTAL	**407,700**	**360,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	12X36		432	55.16	16,700

PHOTO 05/16/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/1/2013	LF
LIST		
REVIEW	5/2/2013	DF

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,210	DETAIL ADJ	1.020
$NLA(RCN)	$246	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,641
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	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	BMF	N	BSMT FINISH-SEP	336		65.38	21,968
A	USF	L	UPPER STORY FIN	336	1950	195.99	65,852
A	BMU	N	BSMT UNFINISHED	336		46.49	15,621
+	BAS	L	BASE AREA	874	1950	215.67	188,498
D	ENT	N	ENCLOSED ENTRY	25		85.18	2,129

TOTAL RCN	297,710
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		$217,300