Key: 2121 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 1,822

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROOKS RICHARD L & ETHEL M **BROOKS REALTY TRUST** **463 WEST UNION ST** **E BRIDGEWATER, MA 02333**	**53-40-0**	**463 W UNION ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROOKS RICHARD L & ETHEL	05/21/1999	A	100	17477-333
BROOKS RICHARD L & ETHEL	07/01/1965	QS		3218-756

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	%
BP-19-433	11/26/2019	3	ALTERATIONS	24,600			0	0
2576	07/17/2015	3	ALTERATIONS	9,500			0	0
		6	CYCL GROWTH		10/03/2013	LF	0	0
581	06/23/2006	3	ALTERATIONS	6,875			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,800	3 1.00	100 1.00	100 1.00	188,000	2.41	100 1.00	3 1.00			164,040

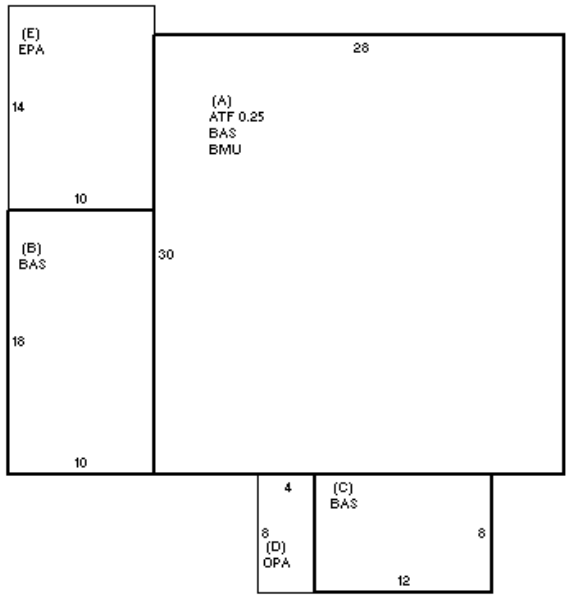
TOTAL	15,800 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	164,000	149,200
BUILDING	213,000	183,100
DETACHED	17,600	16,800
OTHER	0	0
TOTAL	**394,600**	**349,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	50 0.50			800	44.01	17,600

PHOTO 05/16/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/3/2013	LF
LIST		
REVIEW	3/29/2013	ER

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,326	DETAIL ADJ	1.020
$NLA(RCN)	$230	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.25	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,162
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	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	BMU	N	BSMT UNFINISHED	840		40.98	34,424
A	ATF	L	ATTIC FINISH	210	1949	127.71	26,820
+	BAS	L	BASE AREA	1,116	1949	197.41	220,306
D	OPA	N	OPEN PORCH	32		42.69	1,366
E	EPA	N	ENCLOSED PORCH	140		74.40	10,416
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	304,313
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	U
ELECT	

EFF.YR/AGE	1972 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	$213,000