

Key: 2161

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.860

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
WEATHERBY BETTINA P TR WEATHERBY FAMILY TRUST 16 HUTCHINS TERRACE NEWBURY, MA 01951				54-33-0				275 THAYER AV					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				WEATHERBY BETTINA P TR				01/13/2014	A	1 44000-215			
WESTHERBY BETTINA P				12/18/2002	A	1 23721-141							
HOWARD BETTINA P				10/14/1976	QS	4207-711							

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	%
91	10/26/2016	3	ALTERATIONS	6,615				0
2119	07/22/2014	3	ALTERATIONS	6,202	07/23/2013	LF		0
		6	CYCL GROWTH					0
		3	ALTERATIONS					0


LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	17,400 3	1.00	100	1.00	100	1.00	188,000	2.20	100	1.00	3 1.00	165,420

DETACHED

TOTAL	17,400 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N T 11679 O T E			LAND	165,400	150,500
Inf1	FACTOR 100		BUILDING	184,400	163,800		
Inf2	PHY 100		DETACHED	8,800	8,400		
			OTHER	0	0		
			<b>TOTAL</b>	<b>358,600</b>	<b>322,700</b>		

(B) 12  
w/DK  
  
10

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/07/2013
IPV	A	1.00	30 0.70	1990	648	19.48	8,800		

34

(A)  
USF 0.75  
BAS  
BMF 0.50  
BMU 0.50

24

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/29/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	317,944
NET AREA	1,428	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	408		41.36	16,876		
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	408		58.17	23,733		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	816	1964	191.37	156,154		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	612	1964	173.90	106,426		
				FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	120		31.60	3,792		
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,063.00	2,063		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1964 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$184,400