Key: 2184

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,881

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHRISTINE BECHTEL 291 CEDAR ST E BRIDGEWATER, MA 02333	56-16-0	291 CEDAR ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHRISTINE BECHTEL	07/21/2015	QS	306,000	45822-127
CARLSON AARON C	09/29/2010	A	1	39040-221
CARLSON AARON C & TERESA	09/30/2008	A	1	36401-289

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	%
		51	FIELD REVIEW		07/06/2016	PW	0	0
		6	CYCL GROWTH		01/20/2016	SD	0	0
		6	CYCL GROWTH		10/07/2013	SLB	0	0
		51	FIELD REVIEW		09/03/2013		0	0
766	09/22/2004	2	ADDITIONS	2,000			0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,848	3 1.00	100 1.00	100 1.00	188,000	1.20	100 1.00	3 1.00			180,480

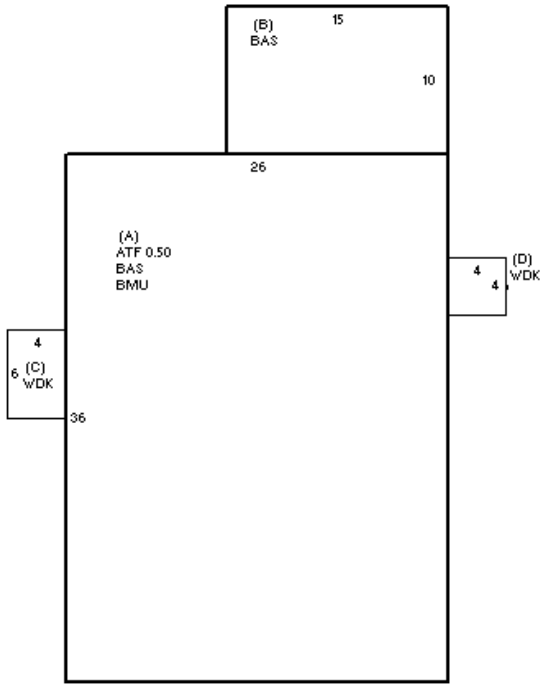
TOTAL	34,848 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	180,500	164,200
BUILDING	222,100	190,000
DETACHED	0	0
OTHER	0	0
TOTAL	**402,600**	**354,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2016



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	7/6/2016	PW
LIST		
REVIEW	3/29/2013	ER

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,554	DETAIL ADJ	1.030
$NLA(RCN)	$193	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,101
# 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	9	WARM/COOL AIR	1.03
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	936		39.63	37,091
A	ATF	L	ATTIC FINISH	468	1960	120.96	56,608
+	BAS	L	BASE AREA	1,086	1960	186.96	203,041
+	WDK	N	WOOD DECK	40		31.60	1,264

TOTAL RCN 300,105

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	U
ELECT	U

EFF.YR/AGE 1983 / 38

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $222,100