Key: 2218

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,915

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THURSTON FAMILY REVOCABLE TR THURSTON ARTHUR S & CHRISTINE 54 FOREST TRAIL E BRIDGEWATER, MA 02333	56-51-0	54 FOREST TRL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THURSTON FAMILY REVOCABLE	06/13/2019	A	1	51224-194
THURSTON ARTHUR S &	04/28/1988	QS	160,000	8417-167
MAHER FRANCIS T & JANET S	04/07/1972	QS		3765-724

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-20-626	12/30/2020	3	ALTERATIONS	5,000	03/31/2021	SLB	100	100
		6	CYCL GROWTH		05/14/2020	SD	0	0
		6	CYCL GROWTH		08/12/2013		0	0
621	06/22/2004	7	DETACHED BLD	3,300	06/02/2005	SLB	100	100
938	03/24/2003	8	POOL	2,500	03/23/2004	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	4 1.00	100 1.00	100 1.00	225,600	1.78	100 1.00	4 1.20			203,270

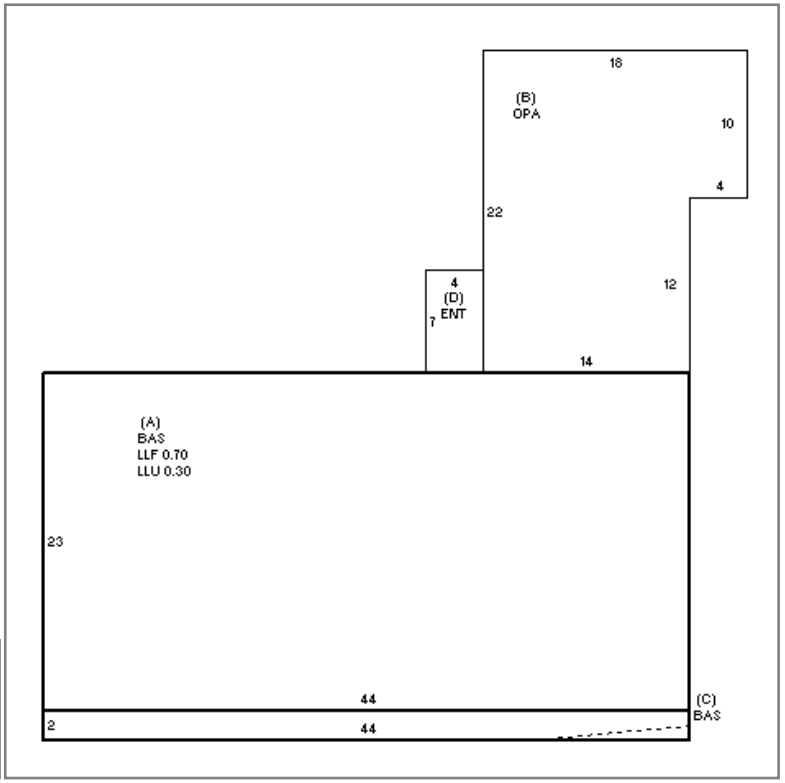
TOTAL	21,998 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 31		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	203,300	169,500
BUILDING	232,900	199,000
DETACHED	5,000	4,600
OTHER	0	0
TOTAL	**441,200**	**373,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500
SHF	A 1.00	40 0.60		2005	200	20.44	2,500

PHOTO 03/31/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/31/2021	SLB
LIST	3/31/2021	SLB
REVIEW	4/1/2013	ER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,100	DETAIL ADJ	1.092
$NLA(RCN)	$302	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	4	$2,970
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	304		65.75	19,989
A	LLF	N	LOWER LEVEL FIN	708		127.32	90,143
B	OPA	N	OPEN PORCH	348		42.70	14,860
+	BAS	L	BASE AREA	1,100	1972	177.86	195,648
D	ENT	N	ENCLOSED ENTRY	28		81.11	2,271
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	332,700
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$232,900