Key: 2282

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,974

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACPHERSON DAVID W JR & MARY 83 BRIDGE ST E BRIDGEWATER, MA 02333	58-20-0	83 BRIDGE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACPHERSON DAVID W JR & M	12/19/1963	QS		3077-298

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

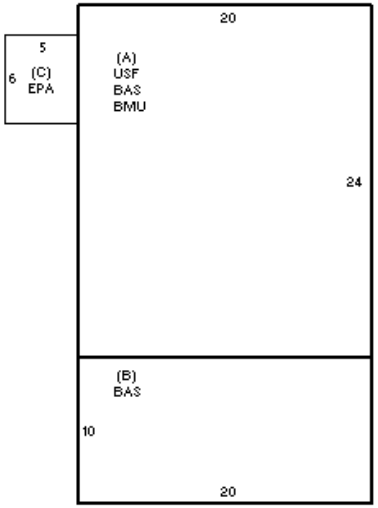
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		06/27/2016	SD	0	0
	06/24/2013	6	CYCL GROWTH		10/07/2013	SLB	0	0
417	05/25/2010	7	DETACHED BLD	2,999			0	0
226	10/02/2009	3	ALTERATIONS	3,700			0	0
		6	CYCL GROWTH		01/01/2007		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,520	3 1.00	100 1.00	100 1.00	188,000	2.60	100 1.00	3 1.00			162,930
300	A	0.141	3 1.00	100 1.00	100 1.00	5,700	1.00	100 1.00	ELP 1.00			800

TOTAL	20,662 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 7936 c/w 58/33		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	163,700	148,900
BUILDING	117,300	115,600
DETACHED	6,700	6,400
OTHER	0	0
TOTAL	**287,700**	**270,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50		1950	180	74.18	6,700

PHOTO 06/28/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/27/2016	SD
LIST		
REVIEW	4/2/2013	ER

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,160	DETAIL ADJ	0.900
$NLA(RCN)	$202	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,836
# 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	1	FORCED AIR	1.00
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	480		50.90	24,434
A	USF	L	UPPER STORY FIN	480	1935	167.83	80,558
+	BAS	L	BASE AREA	680	1935	184.69	125,587
C	EPA	N	ENCLOSED PORCH	30		74.40	2,232

TOTAL RCN	234,647
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	$117,300