

Key: 2285

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.977

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VALOIS ROXSAND 191 BRIDGE ST E BRIDGEWATER, MA 02333				58-23-0				191 BRIDGE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VALOIS ROXSAND				08/31/2015	QS	265,000	(122355)				
DUFALT WILLIAM P & ERNES				04/20/1978	QS		0299-014				
DUFALT WILLIAM P & ERNES				04/19/1978	QS		0299-014				

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		01/21/2016	SD	0	0
		6	CYCL GROWTH		10/28/2015	SD	0	0
		51	FIELD REVIEW		01/14/2015	LF	0	0
		6	CYCL GROWTH		07/01/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	20,000	3	1.00	100	1.00	100	1.00	188,000	1.94	100	1.00	3	1.00		167,660
96	S		3	1.00	100	1.00	100	1.00		1.00	100	1.00	3	1.00		

DETACHED

TOTAL	20,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 12104 #184948 #59814		LAND	167,700	152,500
Inf1	FACTOR 100		BUILDING	215,800	186,200		
Inf2	PHY 100		DETACHED	8,800	8,300		
			OTHER	0	0		
			TOTAL	392,300	347,000		

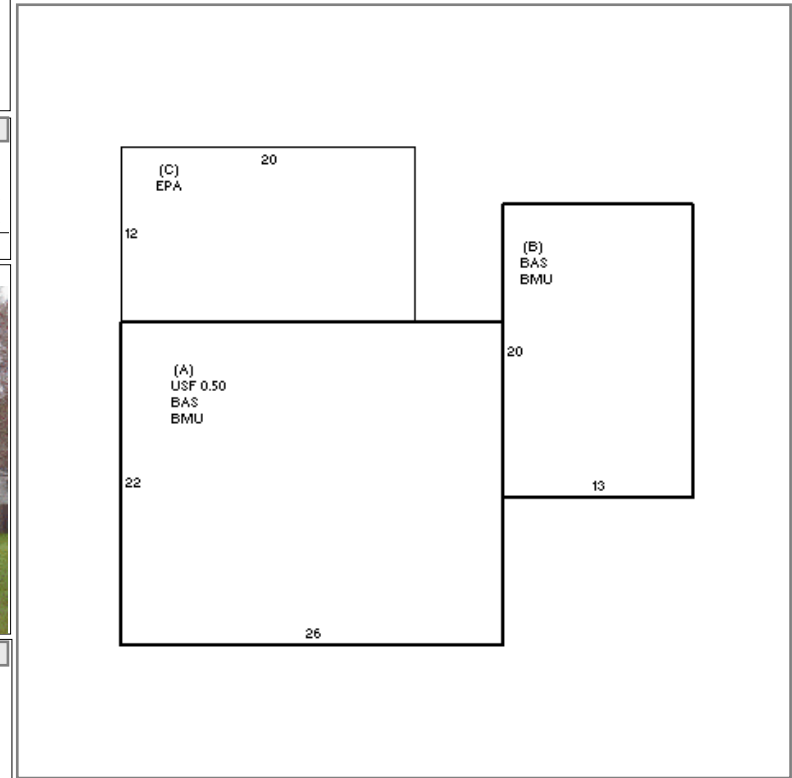
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
STB	-	0.90	30 0.70	12X20	2007	37.67	6,300

PHOTO 05/06/2016



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2016	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	295,615
NET AREA	1,118	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	832		41.12	34,211		
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	832	1957	208.69	173,631		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	286	1957	189.64	54,238		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	240		74.40	17,856		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 10P	2		6,819.50	13,639		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$215,800