Key: 2305 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 1.993

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PRATT ROSS D& ALICIA CATHERINE **709 CENTRAL ST** **E BRIDGEWATER, MA 02333**	**59-5-0**	**709 CENTRAL ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PRATT ROSS D& ALICIA CATH	04/29/2021	A	100	54877-215
PRATT ROSS D & GIRARD ALI	09/10/2019	A	1	51622-066
KELM DARRIN J D	04/24/2008	A	1	35887-020

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	**100**	**TWO FAMILY**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		03/21/2022	SD	0	0
3537	04/02/2018	3	ALTERATIONS	5,000	05/21/2018	SLB	100	100
2395	04/07/2015	3	ALTERATIONS	5,000			0	0
		51	FIELD REVIEW		07/31/2013	LF	0	0
1648	07/25/2013	3	ALTERATIONS	3,000	07/25/2013		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,950	3 1.00	100 1.00	100 1.00	188,000	1.12	100 1.00	3 1.00			183,160

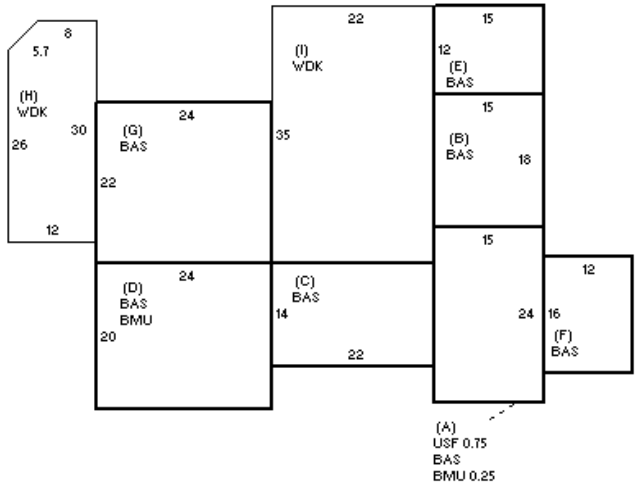
TOTAL	37,941 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	183,200	166,600
BUILDING	231,700	216,600
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**417,400**	**385,500**

DETACHED

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

PHOTO 03/21/2022



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	3/21/2022	SD
LIST	3/21/2022	SD
REVIEW	4/2/2013	ER

BLDG COMMENTS

YEAR BLT	1870	SIZE ADJ	1.000
NET AREA	2,588	DETAIL ADJ	1.009
$NLA(RCN)	$179	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,117
# UNITS	2	1.10

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	570		47.23	26,919
A	USF	L	UPPER STORY FIN	270	1870	140.72	37,994
+	BAS	L	BASE AREA	1,610	1870	154.85	249,311
E	BAS	L	BASE AREA	180	2012	154.85	27,873
G	BAS	L	BASE AREA	528	2013	154.85	81,762
+	WDK	N	WOOD DECK	1,122		31.60	35,455

TOTAL RCN	463,431
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	$231,700