

Key: 2445

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.111

LEG
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LAND

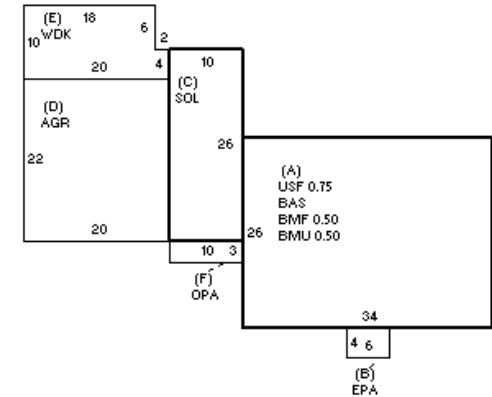
CURRENT OWNER				PARCEL ID				LOCATION				
WAUGH ALEXANDRA & LOTT ERIC 426 CENTRAL ST E BRIDGEWATER, MA 02333				60-19-0				426 CENTRAL ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WAUGH ALEXANDRA & LOTT ER				02/14/2014	QS	283,000	44082-002					
MCCARTHY SCOTT & EVA				10/27/2006	QS	312,500	33580-001					
O'LEARY JOHN K & EILEEN K				08/03/2005	QS	345,000	31071-324					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,040 3	1.00	100	1.00	188,000	1.40	100	1.00	3	1.00	175,470

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	%
981	06/17/2013	6	CYCL GROWTH		05/16/2015	NR	100	100
257	10/07/2011	51	FIELD REVIEW		09/16/2014	PW	0	0
	11/12/2009	6	CYCL GROWTH		08/15/2013		0	0
		3	ALTERATIONS	3,000	04/10/2012		100	100
		3	ALTERATIONS	3,600			100	100

DET
ACHED

TOTAL	29,040 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	175,500	159,600
Inf1	FACTOR 100		BUILDING	268,000	231,000		
Inf2	PHY 100		DETACHED	3,900	3,700		
			OTHER	0	0		
					TOTAL	447,400	394,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00 50 0.50			300	25.76	3,900



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BUILDING	CD	ADJ	DESC	MEASURE	5/16/2015	NR
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

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,100	
NET AREA	1,807	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	442		40.32	17,822	CONDITION ELEM	CD	
\$NLA(RCN)	\$218	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	442		56.71	25,064	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	884	1952	187.14	165,433	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	663	1952	170.06	112,750	KITCHEN		
				FLOOR COVER	99	N/A	1.00	B	EPA	N	ENCLOSED PORCH	24		74.42	1,786	BATHS		
				INT FINISH	99	N/A	1.00	C	SOL	L	SOL/ 3 SEASON	260	1952	104.55	27,182	HEAT	U	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	D	AGR	N	ATT GARAGE	440		72.59	31,938	ELECT		
				FUEL SOURCE	2	GAS	1.00	E	WDK	N	WOOD DECK	188		31.60	5,941			
				ARPUD	0		1.00	F	OPA	N	OPEN PORCH	30		42.70	1,281			
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1970 / 51
																	COND	32 32 %
																	FUNC	0
																	ECON	0
																	DEPR	32 % GD 68
																	RCNLD	\$268,000