

Key: 2447

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.113

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
PERRAULT RYAN T & SUSAN E 440 CENTRAL ST E BRIDGEWATER, MA 02333				60-22-0				440 CENTRAL ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PERRAULT RYAN T & SUSAN E				03/17/2017	QS	284,475	48214-188					
ROBERT B ALEXANDER REV TR				03/24/2008	A	1	35761-217					
ALEXANDER ROBERT B				05/12/1995	H	125,000	13571-255					

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-18-72	05/24/2018	3	ALTERATIONS	1,500	06/14/2019	SD	0	100
		99	OTHER		04/24/2018	PW	0	0
		99	OTHER		03/28/2018	SD	0	0
2017-0008	03/08/2018	3	ALTERATIONS	6,000	06/07/2019	SD	0	100
2018-0007	03/08/2018	3	ALTERATIONS	8,000			0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,030	3	1.00	100	1.00	100	1.00	3	1.00		175,460

TOTAL	29,030 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E C/W 24			LAND	175,500	159,600
Inf1	FACTOR 100		BUILDING	218,200	199,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	393,700	358,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	4/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,200	DETAIL ADJ	1.071
\$NLA(RCN)	\$275	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$3,641
# 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	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
A	LLU	N	LOWER LEVEL UNF	288		68.35	19,685
+	OPA	N	OPEN PORCH	140		42.70	5,978
+	BAS	L	BASE AREA	1,200	1959	184.89	221,867
E	BMU	N	BSMT UNFINISHED	576		47.05	27,103
F	LLF	N	LOWER LEVEL FIN	288		132.35	38,117
G	WDK	N	WOOD DECK	192		31.60	6,067
	BMG	O	BSMT GARAGE	1		2,063.00	2,063
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	330,538
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1969 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$218,200

