

Key: 2451

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.116

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JULIUS RANDY A & MARY A 487 CENTRAL ST E BRIDGEWATER, MA 02333				60-29-0				493 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JULIUS RANDY A & MARY A				08/08/1994	QS	115,000	13070-334				
WILLIAMS CLIFFORD S & SUS				01/24/1980	QS		4785-283				
LOPEZ JAMES G				09/13/1979	QS		4721-129				

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		11/20/2020	SD	0	0
		6	CYCL GROWTH		07/23/2014	LF	0	0
		6	CYCL GROWTH		06/21/2013	LF	0	0

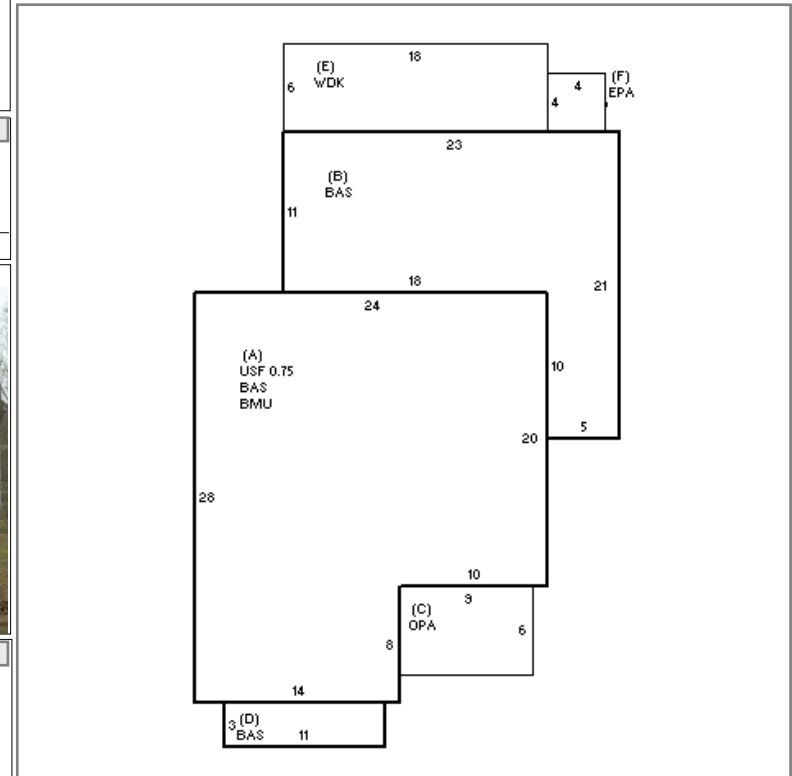
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,604 3	1.00	100	1.00	188,000	2.76	100	1.00	3	1.00	162,140

TOTAL	13,591 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	162,100	147,500		
Inf1	FACTOR 100		BUILDING	200,500	190,100		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
		TOTAL		365,100	339,900		

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



BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/20/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1903	SIZE ADJ	1.000
NET AREA	1,372	DETAIL ADJ	1.009
\$NLA(RCN)	\$215	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	3	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	592		46.53	27,547
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	444	1903	174.90	77,655
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	928	1903	192.47	178,608
ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	54		42.70	2,306
FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	108		31.60	3,413
INT FINISH	99	N/A	1.00	F	EPA	N	ENCLOSED PORCH	16		74.38	1,190
HEATING/COOLING	3	RADIANT	1.02								
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	294,836
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	U
EFF.YR/AGE	1970 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$200,500