

Key: 2453

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.117

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WESTHAVER JOHN J & PATRICIA A 81 CENTRAL ST E BRIDGEWATER, MA 02333				61-1-0				81 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WESTHAVER JOHN J & PATRIC				09/28/2012	QS	355,000	42015-090				
ROAN THOMAS & MARYANN				01/19/1995	A	140,000	13382-153				
ROAN DONALD F & MARIE L				11/04/1963	A		3065-447				

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-21-21	01/20/2021	3	ALTERATIONS	7,323	04/06/2021	SLB	100	100
BP-20-593	12/01/2020	3	ALTERATIONS	51,667	04/06/2021	SLB	100	100
2340	01/21/2015	3	ALTERATIONS	6,136	04/06/2021	SLB	100	100
		51	FIELD REVIEW		09/26/2013	PW	0	0
		51	FIELD REVIEW		06/21/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	1.00	100	1.00	3	1.00		188,000

TOTAL	43,560 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	188,000	171,000
Inf1	FACTOR 100		BUILDING	212,500	210,300		
Inf2	PHY 100		DETACHED	36,200	34,500		
			OTHER	0	0		
					TOTAL	436,700	415,800

DETACHED

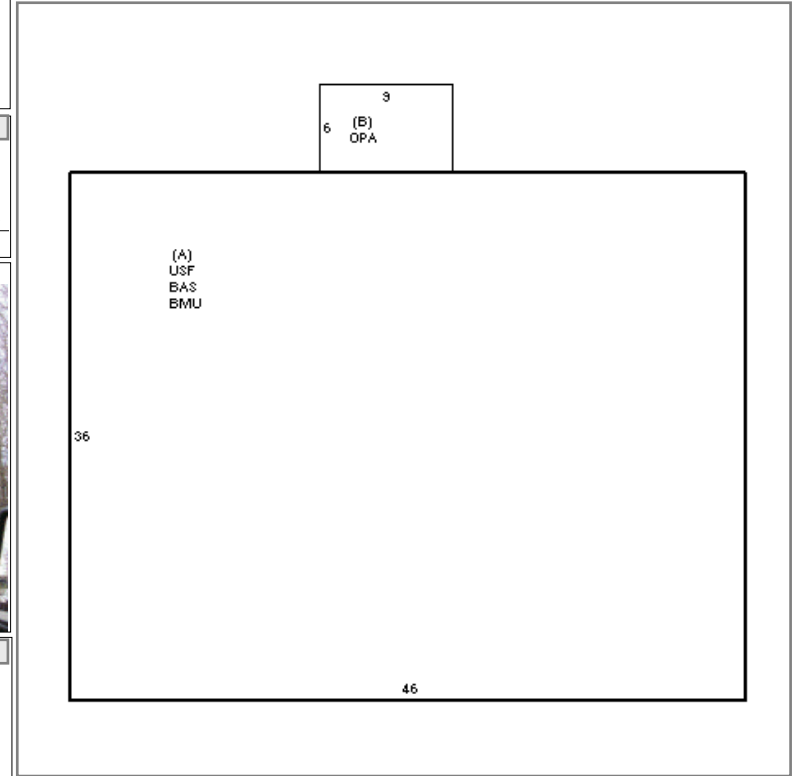
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	-	0.90	50 0.50		1,080	50.68	27,400
IPV	A	1.00	30 0.70	1990	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2021	SLB
MODEL	1		RESIDENTIAL	LIST	4/6/2021	SLB
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



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YEAR BLT	1807	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	482,889
NET AREA	3,312	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,656		34.46	57,061		
\$NLA(RCN)	\$146	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,656	1807	132.41	219,271		
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	1,656	1807	120.32	199,257		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	54		42.70	2,306		
				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										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$4,994
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1955 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44

RCNLD	\$212,500
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