

Key: 2467

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.128

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BRADFORD CHARLES J & ELIZABETH PO BOX 420 E BRIDGEWATER, MA 02333				61-15-0				73 MAPLE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRADFORD CHARLES J & ELIZ				12/03/1982	QS		5255-056				
BRADFORD CHARLES J & ELIZ				12/02/1982	QS	53,500	5255-056				
BRITAIN W ESTATE				05/15/1980	QS	38,000	4828-096				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1050	100	THREE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
196	02/25/2013	51	FIELD REVIEW		04/01/2015	JL	0	0
	08/25/2003	6	CYCL GROWTH		02/25/2013	LFF	0	0
		3	ALTERATIONS				0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,423 3	1.00	100	1.00	188,000	3.25	100	1.00	3	1.00	160,260

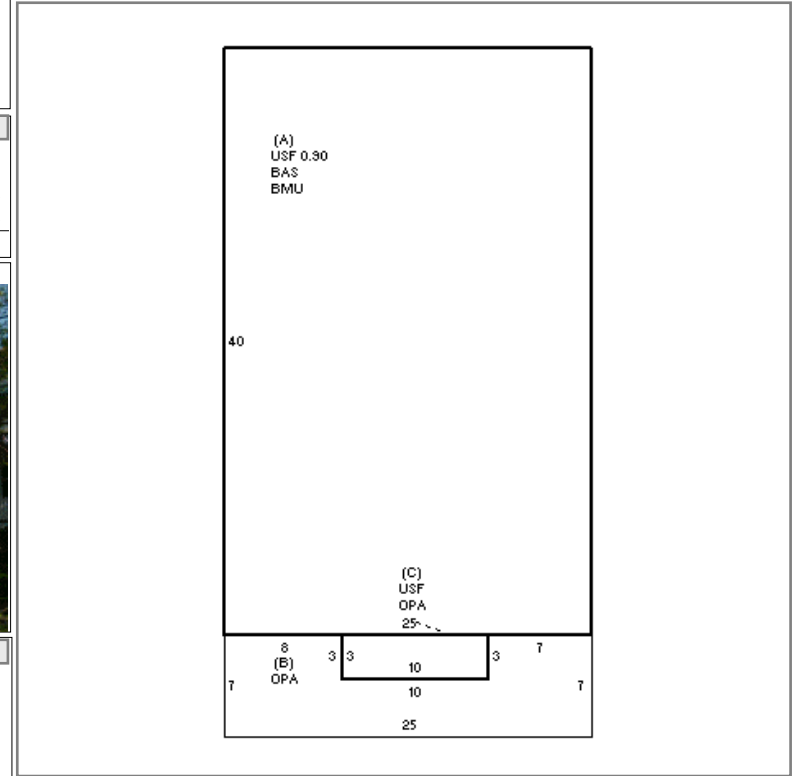
TOTAL	11,423 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 13236	LAND	160,300	145,800
Inf1	FACTOR 100			BUILDING	186,500	190,900
Inf2	PHY 100			DETACHED	0	0
				OTHER	0	0
				<b>TOTAL</b>	<b>346,800</b>	<b>336,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2015	JL
MODEL	1		RESIDENTIAL	LIST	6/3/2005	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	1,930	DETAIL ADJ	1.035
\$NLA(RCN)	\$193	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	10	1.00	
BEDROOMS	6	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$6,334	
# UNITS	3	1.15	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	3	GAMBREL	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	1	FORCED AIR	1.00
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	BMU	N	BSMT UNFINISHED	1,000		38.86	38,864
A	BAS	L	BASE AREA	1,000	1880	173.63	173,626
+	USF	L	UPPER STORY FIN	930	1880	157.78	146,734
+	OPA	N	OPEN PORCH	175		42.70	7,473

TOTAL RCN	373.031
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	\$186,500