

Key: 2504

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.155

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PATRIOT REALTY LLC 82 MAIN ST KINGSTON, MA 02364				61-42-0				63-865 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PATRIOT REALTY LLC				05/15/2018	QS	340,000	49800-146				
SINGLETON SHIRLEY				05/23/2005	A	100	30573-293				
SINGLETON ROBERT W & PAUL				10/15/1984	QS		5822-316				


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	%
		99	OTHER		07/18/2019	PW	0	0
		6	CYCL GROWTH		08/01/2018	SD	0	0
		6	CYCL GROWTH		10/20/2017	SD	0	0
		6	CYCL GROWTH		07/15/2014	LF	0	0
		6	CYCL GROWTH		04/17/2012	SLB	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	16,900 3	1.00	100	1.00	100	1.00	188,000	2.26	100	1.00	3	1.00	164,990

TOTAL	16,901 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 13818		LAND	165,000	150,100
Infl1	FACTOR 100		BUILDING	273,200	259,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	438,200	409,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/24/2017
								

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	2,056	DETAIL ADJ	1.009
\$NLA(RCN)	\$185	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	4	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
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	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
+	BMU	N	BSMT UNFINISHED	860		40.67	34,975
A	USF	L	UPPER STORY FIN	540	1800	150.78	81,421
+	BAS	L	BASE AREA	1,516	1800	165.92	251,542
G	PTA	N	PATIO	48		12.50	600
	F21	O	FPL 2S 10P	1		6,819.00	6,819

TOTAL RCN	379,474
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	U
ELECT	U
EFF.YR/AGE	1976 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$273,200

