

Key: 2654

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.265

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ABBY INVESTORS LLC S/O FIFE JOHN & APRIL 50 W UNION ST E BRIDGEWATER, MA 02333				62-21-0				50 W UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FIFE JOHN & APRIL				08/30/2022	QS	450,000	57182-252				
ABBY INVESTORS LLC				05/12/2021	N	240,000	54959-212				
R & R CONSULTING SERVICES				08/20/2020	QS	185,000	53287-120				

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-21-262	06/03/2021	6	CYCL GROWTH		05/12/2022	SD	0 0
		6	CYCL GROWTH		08/20/2021	SD	0 0
		3	ALTERATIONS	56,000	12/06/2021	SD	100 100
		6	CYCL GROWTH		02/25/2021	SLB	100 100
3532	03/28/2018	3	ALTERATIONS	4,500			0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	5,780 3	1.00	100	1.00	100	1.00	141,000	6.23	75	0.75	3	1.00		116,540

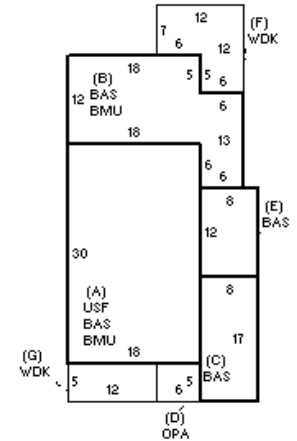
TOTAL	5,780 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	116,500	106,000		
Inf1	FACTOR 100		BUILDING	254,900	74,400		
Inf2	PHY 100		DETACHED	3,100	2,900		
			OTHER	0	0		
			TOTAL	374,500	183,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		228	67.29	3,100



BLDG COMMENTS
Needs complete renovations. 05/12/2022 Gut Reno completeRoof/siding/windows/baths/kitchen/heat.....



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/12/2022	SD
MODEL	1		RESIDENTIAL	LIST	5/12/2022	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1869	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	303,499
NET AREA	1,606	DETAIL ADJ	0.927	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	834		41.09	34,265		
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	540	1869	151.00	81,540		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,066	1869	166.17	177,133		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	30		42.70	1,281		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	174		31.60	5,498		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2015 / 6
COND	6 6 %
FUNC	0
ECON	10 Location
DEPR	16 % GD 84
RCNLD	\$254,900