

Key: 2656

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.267

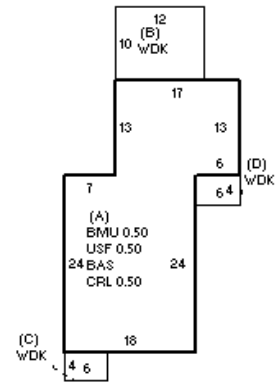
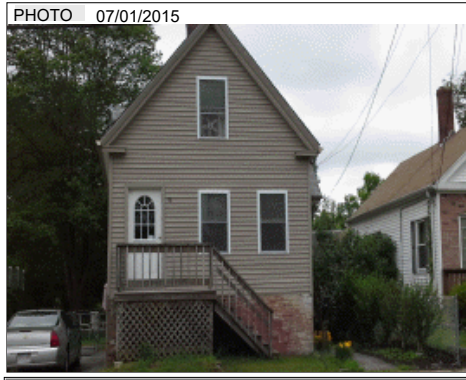
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CURRENT OWNER				PARCEL ID				LOCATION				
SOTO LUIS A 46 W UNION ST E BRIDGEWATER, MA 02333				62-23-0				46 W UNION ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SOTO LUIS A				11/17/2020	QS	220,000	53839-094					
PERREAULT HAROLD A & MIND				06/15/2009	F	1 37348-186						
PERRAULT HAROLD & MINDY				01/29/1987	QS	7452-217						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,049 3	1.00	100	1.00	141,000	11.63	75 0.75	3	1.00		114,770

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	%
544		6	CYCL GROWTH		08/14/2020	SD	0	0
773	05/20/2004	6	CYCL GROWTH		06/25/2013		0	0
	09/06/2002	3	ALTERATIONS	15,000			100	100
		3	ALTERATIONS	1,500	07/15/2003	KB	0	100

TOTAL	3,049 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE Obsolescence noted due to nearby contamination site			LAND	114,800	104,400
Inf1	FACTOR 100		BUILDING	107,600	106,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	222,400	210,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	6/25/2013	LF
MODEL	1		RESIDENTIAL	LIST	7/15/2003	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	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	215,245
NET AREA	980	DETAIL ADJ	0.900	FOUNDATION	5	BRICK/STONE	1.00	A	CRL	N	BSMT CRAWL	327		9.93	3,246	CONDITION ELEM CD	
\$NLA(RCN)	\$220	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	653	1880	200.21	130,736	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	327	1880	181.93	59,492	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMU	N	BSMT UNFINISHED	327		44.73	14,626	KITCHEN	
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	168		31.60	5,309	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	99	N/A	1.00									EFF.YR/AGE 1958 / 63	
				ARPUD	0		1.00									COND 50 50 %	
				AFFORDABLE	0		1.00									FUNC 0	
																ECON 0	
																DEPR 50 % GD 50	
																RCNLD \$107,600	