**Key: 2699**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,305

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| WALL KAREN<br>199 NORTH CENTRAL ST<br>E BRIDGEWATER, MA 02333 | 62-71-0 | 199 N CENTRAL ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WALL KAREN | 03/13/2000 | A | 1 | 18345-057 |
| RYDSTROM ROBERT A & GEREL | 01/31/1968 | QS | | 3422-592 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1040 | 100 | TWO FAMILY | | 1 | 1 of 1 |

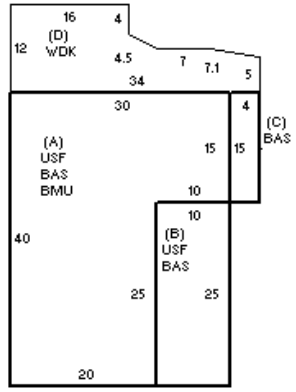
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 99 | OTHER | | 03/31/2020 | | 0 | 0 |
| | | 6 | CYCL GROWTH | | 11/21/2017 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 07/22/2014 | LF | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 37,605 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 1.13 | 100 1.00 | 3 1.00 | | | 182,860 |

| TOTAL | 37,592 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | C/W M72 L8 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 182,900 | 166,300 |
| BUILDING | 243,700 | 238,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **426,600** | **405,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 10/30/2014

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 11/21/2017 | SD |
|---|---|---|
| LIST | | |
| REVIEW | 4/3/2013 | ER |

| YEAR BLT | 1900 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,460 | DETAIL ADJ | 0.990 |
| $NLA(RCN) | $171 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 11 | 1.00 |
| BEDROOMS | 5 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $4,039 |
| # UNITS | 2 | 1.10 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 5 | BRICK/STONE | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 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 | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 950 | | 39.45 | 37,481 |
| + | USF | L | UPPER STORY FIN | 1,200 | 1900 | 140.11 | 168,126 |
| + | BAS | L | BASE AREA | 1,260 | 1900 | 154.18 | 194,264 |
| D | WDK | N | WOOD DECK | 301 | | 31.60 | 9,512 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

TOTAL RCN 420,241

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

EFF.YR/AGE 1964 / 57

| | | | |
|---|---|---|---|
| COND | 42 | 42 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 42 | % GD | 58 |

RCNLD $243,700