

Key: 2732

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.339

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PILKINTON PETER H III & CAROL A 254 NORTH CENTRAL ST E BRIDGEWATER, MA 02333				62-111-0				254 N CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PILKINTON PETER H III FOLEY PHOEBE M				12/18/1989	QS	134,900	9515-204 2435-340				

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	%
19	04/04/2016	3	ALTERATIONS	19,000				0
		51	FIELD REVIEW		09/11/2013			0
1330	10/03/2012	3	ALTERATIONS	300				0
693	07/23/2002	3	ALTERATIONS	3,000	05/07/2003	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,330 3	1.00	100	1.00	188,000	1.91	100	1.00	3	1.00	167,950

DETAILED

TOTAL	20,330 SF	ZONING	RES 3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	168,000	152,800			
Inf1	FACTOR 100		BUILDING	268,200	230,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>436,200</b>	<b>383,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	9/11/2013	JL
MODEL	1		RESIDENTIAL	LIST	5/7/2003	KB
STYLE	4	1.00	CAPE [100%]	REVIEW	4/4/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	367,392
NET AREA	1,912	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	984		39.04	38,413	CONDITION ELEM	CD
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	ATF	L	ATTIC FINISH	718	1948	113.22	81,294	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	60		31.60	1,896	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,194	1948	175.01	208,960	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	264		85.86	22,666	BATHS	
				INT FINISH	99	N/A	1.00	G	EPA	N	ENCLOSED PORCH	32		74.41	2,381	HEAT	
				HEATING/COOLING	11	HW/COOL AIR	1.04	H	OPA	N	OPEN PORCH	160		42.70	6,832	ELECT	
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY			UNITS	ADJ
STORIES	1.5	1.00		
ROOMS	7	1.00		
BEDROOMS	3	1.00		
BATHROOMS	2	1.00		
# 1/2 BATHS	0	1.00		
TOT FIXTURES	7	\$4,950		
# UNITS	1	1.00		

PHOTO 10/15/2013

BLDG COMMENTS

BUILDING

EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$268,200