

Key: 2798

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.394

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CHAPLAIN CRAIG D & BRENDA J 87 PLEASANT ST E BRIDGEWATER, MA 02333				63-17-0				87 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAPLAIN CRAIG D & BRENDA				05/30/1997	QS	133,500	15209-312				
LELAND RALPH C				10/12/1995	A	1	13891-151				
LELAND RALPH C & JOAN S				05/23/1967	QS		3366-574				

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-20-83	01/23/2020	3	ALTERATIONS	6,982				0
BP-20-26	10/18/2019	3	ALTERATIONS	6,900				0
2831	03/04/2016	3	ALTERATIONS	21,600				0
		51	FIELD REVIEW		09/17/2013	LF		0
720	09/15/2004	2	ADDITIONS	12,000,010			100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 3	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000

TOTAL	43,560 SF	ZONING	RES 3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	188,000	171,000			
Inf1	FACTOR 100		BUILDING	184,800	182,700			
Inf2	PHY 100		DETACHED	12,300	11,700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>385,100</b>	<b>365,400</b>			

DETACHED

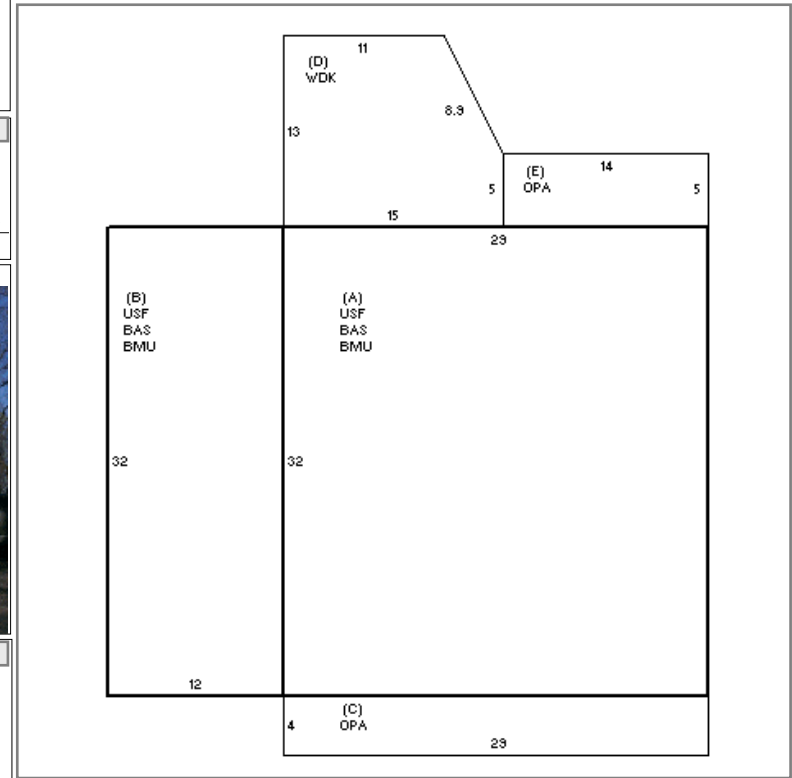
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60		192	72.13	8,300
FBN	A	1.00	70 0.30		400	33.41	4,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2013	LF
MODEL	1		RESIDENTIAL	LIST	6/4/2005	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/4/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	2,624	DETAIL ADJ	0.927
\$NLA(RCN)	\$160	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$3,782	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,312		36.23	47,530
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,312	1927	141.78	186,019
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,312	2004	128.84	169,040
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	186		42.70	7,942
FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	179		31.60	5,656
INT FINISH	99	N/A	1.00								
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	1	OIL	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	419,969
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1955 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$184,800