

Key: 2803

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.399

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WALKER PETER E & AUDREY J 447 NORTH CENTRAL ST E BRIDGEWATER, MA 02333				63-22-0				447 N CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALKER PETER E & AUDREY J				03/18/1993	QS	125,000	11714-090				
WHITMAN MARC O				06/24/1986	QS		6882-343				

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	%
		6	CYCL GROWTH		06/03/2013	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	3	1.00		188,000
300	A	0.270	3	1.00	100	5,700	1.00	100	ELP	1.00		1,540

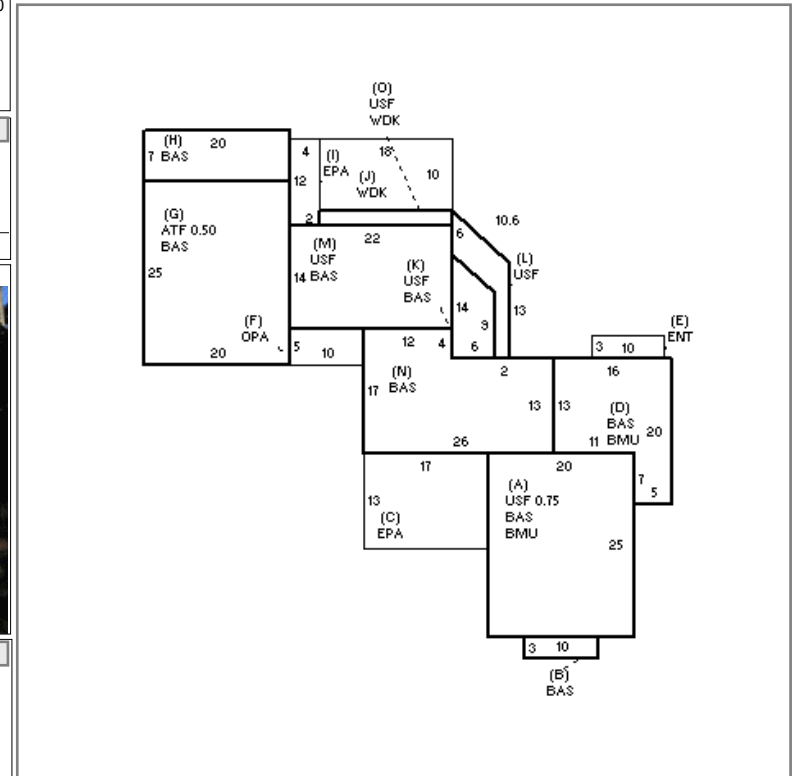
DETACHED

TOTAL	1.270 Acres	ZONING	RES 3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	189,500	172,400			
Infl1	FACTOR 100		BUILDING	239,900	236,100			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	429,400	408,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2013	LFF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/4/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1810	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,277	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00
\$NLA(RCN)	\$146	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	9	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6	\$3,745		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	743		42.72	31,738
+	BAS	L	BASE AREA	2,176	1810	132.73	288,820
+	EPA	N	ENCLOSED PORCH	269		74.40	20,014
E	ENT	N	ENCLOSED ENTRY	30		81.10	2,433
F	OPA	N	OPEN PORCH	50		42.70	2,135
G	ATF	L	ATTIC FINISH	250	1810	85.87	21,468
+	WDK	N	WOOD DECK	216		31.60	6,826
+	USF	L	UPPER STORY FIN	851	1810	120.61	102,643

TOTAL RCN	479,822
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$239,900