

Key: 2807

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.403

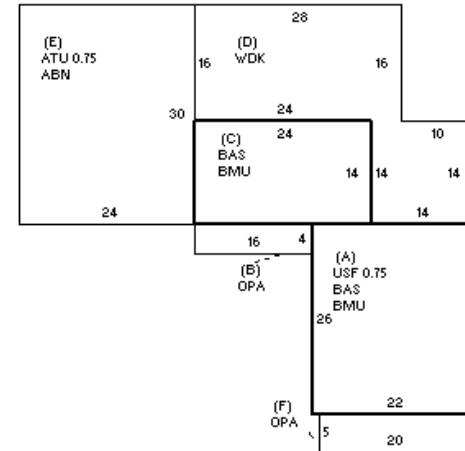
LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION				
BLACK, WENDY S 521 N CENTRAL ST E BRIDGEWATER, MA 02333				63-26-0				521 N CENTRAL ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BLACK, WENDY S				07/28/2015	QS	219,000	()					
ARMER ELAINE & JAMES				10/02/2007	A		1()					
ARMER HAROLD L & WILMAR C				05/13/1946	QS		1923-027					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,069 3	1.00	100	1.00	188,000	1.14	100	1.00	3	1.00	182,400

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-19-46	11/27/2018	3	OTHER		09/18/2022	SD	0	0
3140	12/28/2016	3	ALTERATIONS	38,641	09/18/2022	SD	0	100
PL16-200	05/13/2016	5	SPLIT/SUB	4,500	01/25/2017	SLB	100	100
		6	CYCL GROWTH		01/20/2016	SD	0	0

TOTAL	37,069 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 2894		LAND	182,400	165,900
Inf1	FACTOR 100		BUILDING	151,200	135,800		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	336,100	304,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	9/19/2022	SD
MODEL	1		RESIDENTIAL	LIST	9/19/2022	SD
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
Functional obs. added due to lack of insulation and needed new windows.

DETACHED

BUILDING

YEAR BLT	1892	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	343,540
NET AREA	1,337	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	908		39.97	36,297		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	908	1892	177.03	160,740		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	429	1892	160.87	69,013		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	164		42.70	7,003		
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	644		31.60	20,350		
				INT FINISH	99	N/A	1.00	E	ABN	N	ATT BARN	720		27.00	19,440		
				HEATING/COOLING	2	HOT WATER	1.02	E	ATU	N	ATTIC UNF	540		30.30	16,362		
				FUEL SOURCE	1	OIL	1.00		F22	O	FPL 2S 2OP	1		9,341.00	9,341		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1960 / 61
																COND	46 46%
																FUNC	10
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$151,200