

Key: 2825

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.420

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GAN YUDAN & WU FUNING 504 N CENTRAL ST E BRIDGEWATER, MA 02333				63-44-0				504 N CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GAN YUDAN & WU FUNING				06/27/2014	QS	272,500	44469-059				
BROWN BUILDERS INC				02/26/2014	S	142,500	44105-148				
FEDERAL NATIONAL MORTG AS				07/01/2013	B	1	43288-278				

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	%
1881	02/25/2014	3	ALTERATIONS	80,200	05/06/2014	SLB	100	100
		6	CYCL GROWTH		08/14/2013		0	0


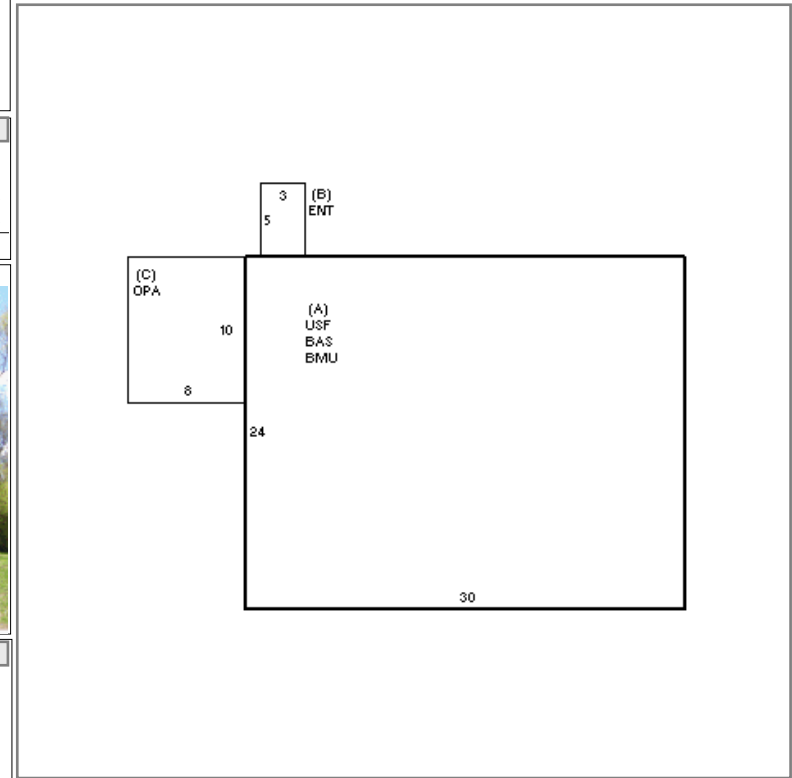
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,325 3	1.00	100	1.00	188,000	3.28	100	1.00	3	1.00	160,180

TOTAL	11,325 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	160,200	145,700			
Inf1	FACTOR 100		BUILDING	256,500	222,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>416,700</b>	<b>368,000</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/06/2014

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2014	SLB
MODEL	1		RESIDENTIAL	LIST		
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	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,440	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		43.17	31,080
\$NLA(RCN)	\$225	OVERALL	1.000	EXT COVER	12	BRICK VENEER	1.05	A	BAS	L	BASE AREA	720	1950	202.06	145,481
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	720	1950	183.61	132,202
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ENT	N	ENCLOSED ENTRY	15		81.13	1,217
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	80		42.70	3,416
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	324,625 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE		2000 / 21	
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD	\$256,500		