Key: 2834

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,428

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORTIER CHARLES R & ANNE L 454 NORTH CENTRAL ST E BRIDGEWATER, MA 02333	63-55-0	454 N CENTRAL ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORTIER CHARLES R & ANNE	08/24/1979	QS		4712-039
FORTIER CHARLES R & ANNE	08/23/1979	QS		4712-039
LOMBARDO VINCENT & ANNE M		QS		2769-167

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

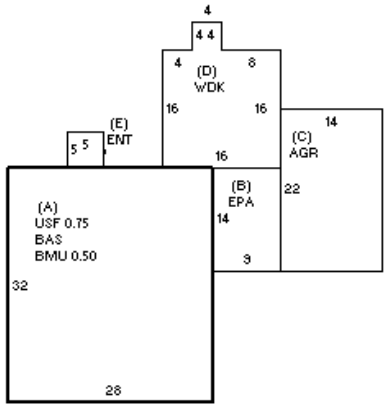
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		12/01/2020	SD	0	0
		6	CYCL GROWTH		06/11/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	3 1.00	100 1.00	100 1.00	188,000	1.07	100 1.00	3 1.00			184,930

TOTAL	40,000 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 12470		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	184,900	168,200
BUILDING	178,200	159,700
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**365,600**	**330,200**



DETACHED

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

PHOTO 12/01/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/1/2020	SD
LIST	12/1/2020	SD
REVIEW	4/4/2013	ER

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,568	DETAIL ADJ	1.020
$NLA(RCN)	$227	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,468
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	448		52.05	23,318
A	BAS	L	BASE AREA	896	1949	184.44	165,255
A	USF	L	UPPER STORY FIN	672	1949	167.60	112,628
B	EPA	N	ENCLOSED PORCH	126		74.40	9,374
C	AGR	N	ATT GARAGE	308		81.15	24,995
D	WDK	N	WOOD DECK	272		31.60	8,595
E	ENT	N	ENCLOSED ENTRY	25		81.12	2,028
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	356,480
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		$178,200