

Key: 2835

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.429

LEGAL

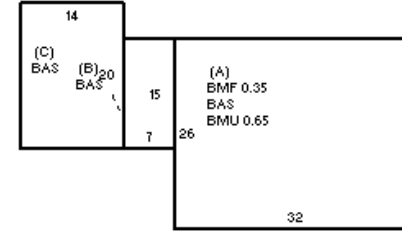
CURRENT OWNER				PARCEL ID				LOCATION				
JAMES HENRY A & SMALLEY KAITLYN A 351 N CENTRAL ST E BRIDGEWATER, MA 02333				63-58-0				351 N CENTRAL ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				JAMES HENRY A & BRENNAN DAVID B BRENNAN DAVID B & SHARON				04/29/2011 12/08/1997 07/30/1993	N A QS	230,000 1 115,000	39885-137 15706-269 12079-231	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,628 3	1.00	100	1.00	188,000	3.20	100	1.00	3	1.00	160,440

LAND

TOTAL	11,628 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	160,400	145,900
Inf1	FACTOR 100		BUILDING	167,000	153,800		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
<b>TOTAL</b>						<b>329,900</b>	<b>302,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60		1978	200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/11/2013	JL
MODEL	1		RESIDENTIAL	LIST	5/7/2003	KB
STYLE	1	1.00	RANCH [100%]	REVIEW	4/4/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	292,946
NET AREA	1,217	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	541		41.12	22,246		
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	832	1960	206.88	172,123		
				ROOF SHAPE	1	GABLE	1.00	A	BMF	N	BSMT FINISH-SEP	291		57.83	16,828		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	385	2002	206.88	79,648		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1963 / 58
																COND	43 43 %
																FUNC	0
																ECON	0
																DEPR	43 % GD 57
																RCNLD	\$167,000