

Key: 2845

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.438

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
AKINS PETER R JR & CECILIA R 79 PLEASANT ST E BRIDGEWATER, MA 02333				63-69-0				79 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AKINS PETER R JR & CECILIA				11/15/2016	A	1	47739-344				
AKINS CECILIA				08/18/2003	H	254,000	26221-302				
TALLMAN GLADYS E				11/25/1991	A	100	10603-001				


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		07/02/2013		0	0
		6	CYCL GROWTH		11/18/2003		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,689 3	1.00	100	1.00	188,000	1.04	100	1.00	3	1.00	186,380

TOTAL	41,687 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE		LAND	186,400	169,500		
Infl1	FACTOR 100		BUILDING	156,500	146,500			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	342,900	316,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/04/2013
								

(B) 20 6 OPA	(C) 12 6 EPA
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(A) BAS BMF 0.20 BMU 0.80	24
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2013	LF
MODEL	1		RESIDENTIAL	LIST		
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	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	274,572
NET AREA	912	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	730		39.94	29,156	CONDITION ELEM	CD
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	182		56.17	10,223	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	912	1962	235.25	214,551	INTERIOR	
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	120		42.70	5,124	KITCHEN	
ROOMS	5	1.00		FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	72		74.40	5,357	BATHS	
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,063.00	2,063	HEAT	
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 1OP	1		6,017.00	6,017	ELECT	
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	3	\$2,081		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										
																EFF.YR/AGE	1963 / 58
																COND	43 43 %
																FUNC	0
																ECON	0
																DEPR	43 % GD 57
																RCNLD	\$156,500