Key: 2886 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 2,471

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SOELL WILLIAM D & PAULA M **118 THAYER AVE** **E BRIDGEWATER, MA 02333**	**64-29-0**	**118 THAYER AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SOELL WILLIAM D & PAULA M	03/22/2013	A	1	42831-012
SOELL WILLIAM D & PAULA M	06/10/1966	QS		3300-394

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	%
	08/06/2013	6	CYCL GROWTH		07/01/2013	SLB	0	0
140	03/21/2002	6	CYCL GROWTH		03/21/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,250	3 1.00	100 1.00	100 1.00	188,000	3.30	100 1.00	3 1.00			160,110

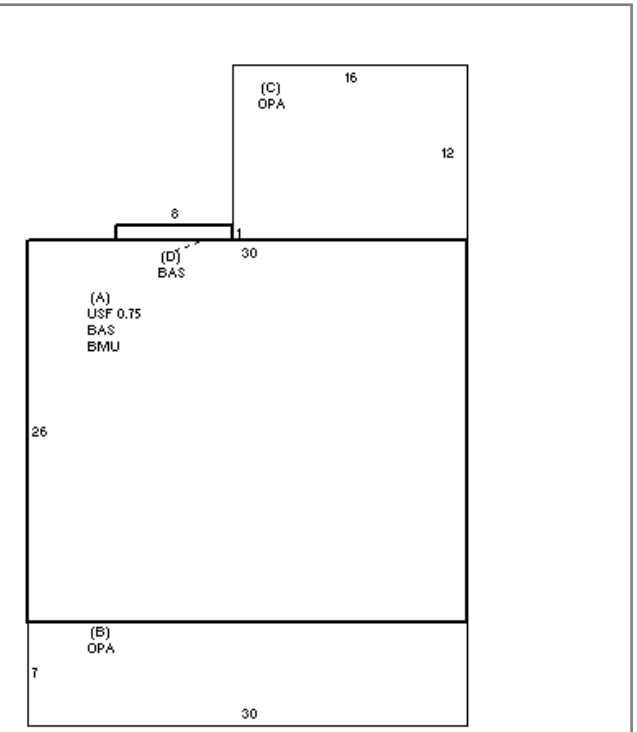
TOTAL	11,238 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 10/ T 8645		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	160,100	145,600
BUILDING	180,900	158,300
DETACHED	11,900	11,300
OTHER	0	0
TOTAL	**352,900**	**315,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80			216	68.75	11,900

PHOTO 03/11/2013



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	7/1/2013	SLB
LIST		
REVIEW	4/5/2013	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,373	DETAIL ADJ	1.020
$NLA(RCN)	$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,162
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	780		41.99	32,750
A	USF	L	UPPER STORY FIN	585	1950	176.64	103,337
+	OPA	N	OPEN PORCH	402		42.70	17,165
+	BAS	L	BASE AREA	788	1950	194.39	153,176
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	317,409
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	$180,900