

Key: **2904**

**Town of E. BRIDGEWATER - Fiscal Year 2023**

12/6/2022 6:38 pm SEQ #: 2.489

LEGALS

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID				LOCATION			
CADIGAN MICHAEL F & JESSICA A 106 WATERMAN ST E BRIDGEWATER, MA 02333		64-50-0				106 WATERMAN ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)				
CADIGAN MICHAEL F & JESSICA		10/12/2018	H	357,000	50397-113				
OBRIEN JAMES E		05/13/2005	A	1 30522-338					
OBRIEN JAMES E & HELEN M		09/03/1999	A	1 17837-008					

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 %
BP-20-576	11/24/2020	3	ALTERATIONS	10,505			0 0
		6	CYCL GROWTH		05/07/2019	SD	0 0
		6	CYCL GROWTH		09/12/2013	LF	0 0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000 3	1.00	100	1.00	188,000	1.44	100	1.00	3	1.00	174,570

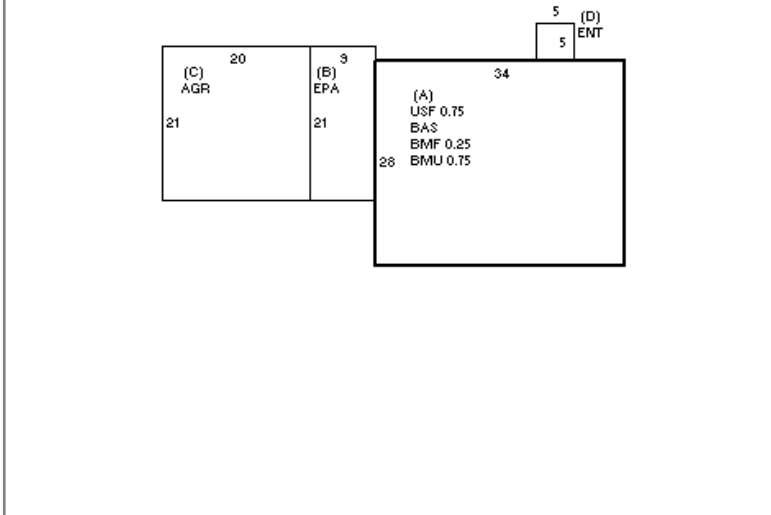
TOTAL	28,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	174,600	158,800
Infl1	FACTOR 100		BUILDING	222,200	195,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	396,800	354,300		

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

PHOTO 05/07/2019



BLDG COMMENTS



YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	389,845						
NET AREA	1,666	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	714		39.42	28,145	CONDITION ELEM	CD						
\$NLA(RCN)	\$234	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	238		55.44	13,194	EXTERIOR							
CAPACITY								ROOF SHAPE		1		GABLE	1.00	A	BAS	L	BASE AREA	952	1960	180.35	171,692	INTERIOR	
STORIES		1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	714	1960	163.89	117,016	KITCHEN							
ROOMS		6	1.00	FLOOR COVER	99	N/A	1.00	B	EPA	N	ENCLOSED PORCH	189		74.40	14,062	BATHS							
BEDROOMS		3	1.00	INT FINISH	99	N/A	1.00	C	AGR	N	ATT GARAGE	420		73.57	30,899	HEAT							
BATHROOMS		1	1.00	HEATING/COOLING	2	HOT WATER	1.02	D	ENT	N	ENCLOSED ENTRY	25		81.12	2,028	ELECT							
# 1/2 BATHS		1	1.00	FUEL SOURCE	99	N/A	1.00	F22	O	FPL 2S 2OP	1		9,341.00	9,341									
TOT FIXTURES		5	\$3,468	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																\$222,200							