

Key: 2921

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.503

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KAHAIYAN JULIA A JASON S JOHNSON 394 CEDAR ST E BRIDGEWATER, MA 02333				65-6-0				394 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KAHAIYAN JULIA A				11/06/2019	A	10	51907-089				
KAHAIYAN JULIA A & JOHNSO				11/24/2014	A	308,000	44978-230				
KAHAIYAN ANNA & JOHN				12/15/2004	A	1	29672-331				

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-19-184	05/30/2019	6	CYCL GROWTH		05/28/2020	SD	0	0
		3	ALTERATIONS	5,293			0	0
		6	CYCL GROWTH		04/01/2014	PW	0	0

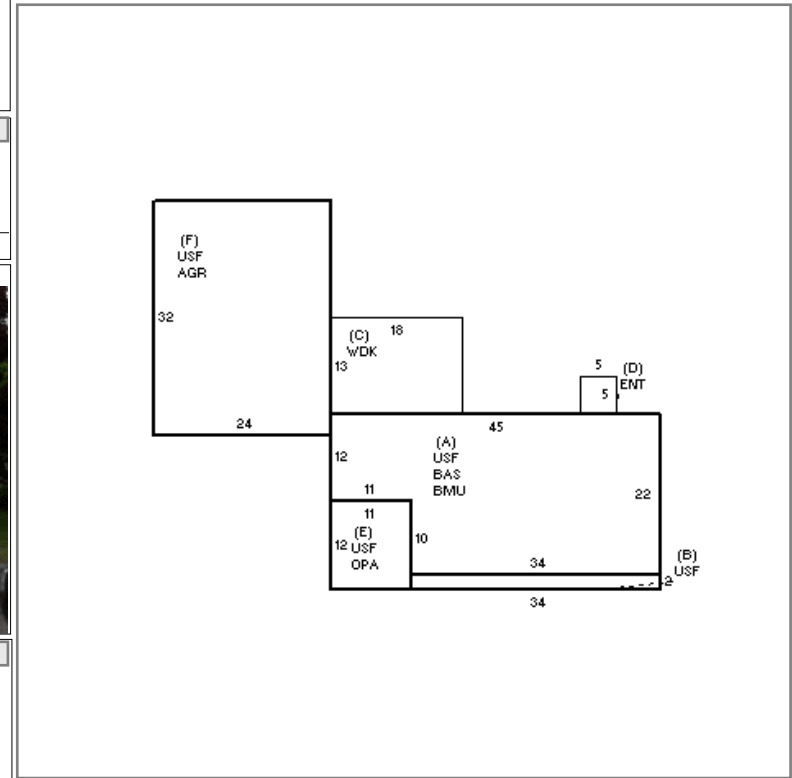
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,700	3	1.00	100	188,000	1.56	100	1.00	3	1.00	172,590

TOTAL	25,700 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E C/W M55 L8			LAND	172,600	157,000
Inf1	FACTOR 100		BUILDING	354,600	312,600		
Inf2	PHY 100		DETACHED	5,000	4,600		
			OTHER	0	0		
					TOTAL	532,200	474,200

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



BUILDING	CD	ADJ	DESC	MEASURE	5/28/2020	SD
MODEL	1		RESIDENTIAL	LIST	5/28/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	479,199
NET AREA	2,728	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	880		40.39	35,544	CONDITION ELEM	CD
\$NLA(RCN)	\$176	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	880	1949	146.69	129,085	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,848	1949	133.30	246,335	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	234		31.60	7,394	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	ENT	N	ENCLOSED ENTRY	25		81.12	2,028	BATHS	
				INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	132		42.70	5,636	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F	AGR	N	ATT GARAGE	768		64.09	49,223	ELECT	
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1985 / 36
STORIES	2	1.00	COND	26 26 %
ROOMS	8	1.00	FUNC	0
BEDROOMS	4	1.00	ECON	0
BATHROOMS	2	1.00	DEPR	26 % GD 74
# 1/2 BATHS	0	1.00	RCNLD	\$354,600
TOT FIXTURES	6	\$3,954		
# UNITS	1	1.00		