

Key: 2952

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.527

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DAWSON TODD A 154 CEDAR ST E BRIDGEWATER, MA 02333				66-16-0				154 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAWSON TODD A				12/10/2021	H	299,357	56154-312				
RICHARD A BOUCHER FAMILY				11/04/2020	A	1	53760-314				
BOUCHER RICHARD A				04/20/1966	QS		3287-393				

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 %
S-014	11/02/2009	6	CYCL GROWTH		01/26/2022	SD	0 0
		6	CYCL GROWTH		06/27/2013		0 0
		3	ALTERATIONS	2,400			0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,040 3	1.00	100	1.00	100	1.00		3	1.00		175,470

TOTAL	29,040 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 8608		LAND	175,500	159,600
Inf1	FACTOR 100		BUILDING	210,000	98,400		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			<b>TOTAL</b>	<b>388,000</b>	<b>260,300</b>		

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



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2013	LF
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%]			

DETACHED

BUILDING

YEAR BLT	1770	SIZE ADJ	1.000
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$201	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$3,400
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,024		38.62	39,548
A	BAS	L	BASE AREA	1,024	1770	182.21	186,586
A	ATF	L	ATTIC FINISH	512	1770	117.88	60,357
+	OPA	N	OPEN PORCH	284		42.70	12,127
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	308,837
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	U

EFF.YR/AGE	1970 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68

RCNLD \$210,000

