

Key: 2967

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.539

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
AHEARN CLIFFORD J AHEARN FAMILY TRUST 71 CEDAR ST E BRIDGEWATER, MA 02333				66-31-0				71 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
AHEARN CLIFFORD J				12/15/1987	QS	8184-145					
AHEARN CLIFFORD & LINDA J				10/12/1983	QS	5478-323					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	89	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		01/03/2018	RJM	100	100
		6	CYCL GROWTH		07/26/2013	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	3	1.00		188,000
300	A	1,220	3	1.00	100	5,700	1.00	100	ELP	1.00		6,950

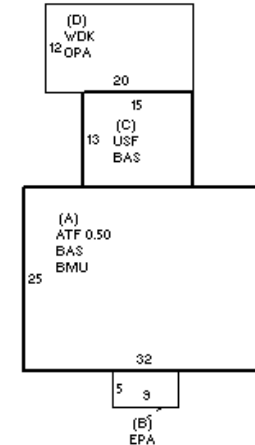
TOTAL	2.220 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	195,000	177,300
Inf1	FACTOR 100		BUILDING	165,100	147,900		
Inf2	PHY 100		DETACHED	51,100	48,600		
			OTHER	0	0		
			TOTAL	411,200	373,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90 2SFR-26 X34		884	57.78	46,000
DDK	A	1.00	10 0.90 12X26		312	17.99	5,100

PHOTO 01/03/2018

BLDG COMMENTS
GARAGE-CLIFF AHEARN COMM REFRIGERATION



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/3/2018	RJM
MODEL	1		RESIDENTIAL	LIST	1/3/2018	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/12/2018	RJM
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	343,885
NET AREA	1,590	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	800		43.72	34,978		
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	ATF	L	ATTIC FINISH	400	1800	124.56	49,826		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	45		78.12	3,515		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	995	1800	192.54	191,576		
				FLOOR COVER	1	HARDWOOD	1.00	C	USF	L	UPPER STORY FIN	195	1800	174.96	34,118		
				INT FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	240		44.84	10,760		
				HEATING/COOLING	2	HOT WATER	1.02	D	WDK	N	WOOD DECK	240		33.18	7,963		
				FUEL SOURCE	1	OIL	1.00	F	FPL	O	FIREPLACE	1		6,778.80	6,779		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1957 / 64
																COND	52 52 %
																FUNC	0
																ECON	0
																DEPR	52 % GD 48
																RCNLD	\$165,100