

Key: 3059

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.623

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
PERRAULT DAVID M & BONNIE A 423 WALNUT ST E BRIDGEWATER, MA 02333				68-26-0				423 WALNUT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PERRAULT DAVID M & BONNIE				05/01/1995	QS	145,000	13554-119					
GANNON EDWARD R & DONNA L				07/19/1991	QS	145,000	10386-316					
MCGRATH KEVIN R & MARY S				08/22/1978	QS		4516-131					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,060 3	1.00	100	1.00	188,000	1.78	100	1.00	3	1.00	169,440

LAND

TOTAL	22,060 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	169,400	154,100
Inf1	FACTOR 100		BUILDING	263,400	232,200		
Inf2	PHY 100		DETACHED	2,600	2,500		
			OTHER	0	0		
					<b>TOTAL</b>	<b>435,400</b>	<b>388,800</b>

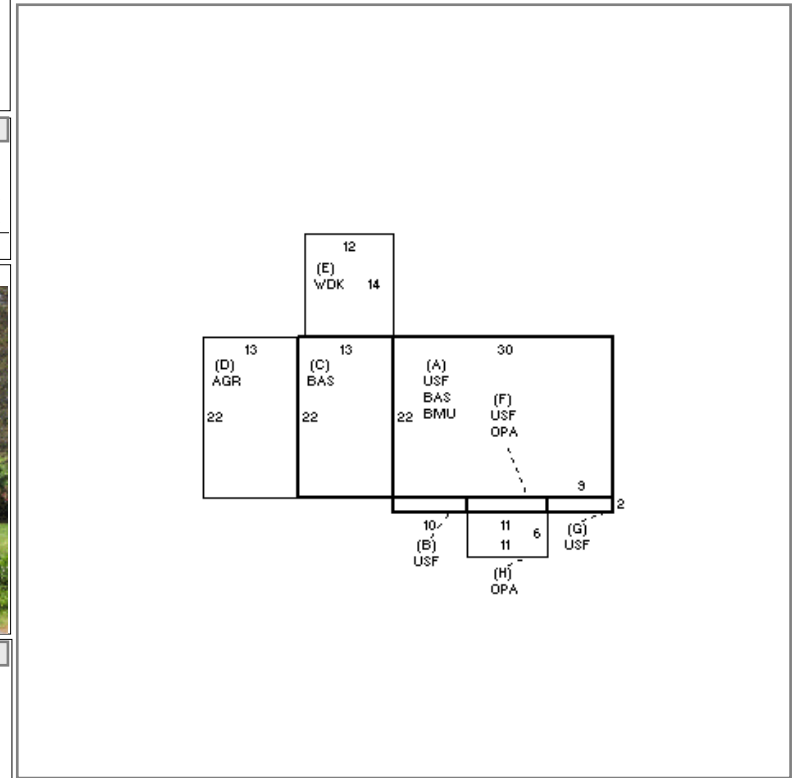
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90		1998	140	20.44	2,600



BLDG COMMENTS

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	%
815	08/01/2013	6	CYCL GROWTH		06/17/2021	SD	0	0
301	06/13/2011	8	POOL	4,000	08/13/2013	SLB	0	0
	10/28/2003	7	DETACHED BLD	400	04/12/2004	KB	100	100
	04/05/2002	6	CYCL GROWTH		04/05/2002	KEO	100	100

DETACHED



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/17/2021	SD
MODEL	1		RESIDENTIAL	LIST	6/17/2021	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CAPACITY

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,666	DETAIL ADJ	0.969
\$NLA(RCN)	\$208	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,295	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	660		44.59	29,429
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	720	1960	155.69	112,099
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	946	1960	171.33	162,080
ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	286		83.33	23,832
FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	168		31.60	5,309
INT FINISH	99	N/A	1.00	+	OPA	N	OPEN PORCH	88		42.70	3,758
HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		6,819.00	6,819
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	346,621
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$263,400