

Key: 3066

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.629

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON PETER L & JUDITH A 856 CENTRAL STREET REALTY TRUS 856 CENTRAL ST E. BRIDGEWATER, MA 02333				68-33-0				856 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON PETER L & JUDITH				08/16/2005	A		1 (107779)				
JOHNSON PETER L & JUDITH				06/19/1969	QS		0219-162				

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	%
		6	CYCL GROWTH		07/22/2021	SD	0	0
		6	CYCL GROWTH		07/01/2013		0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,240 3	1.00	100	100	188,000	1.84	100	1.00	3	1.00	168,740

TOTAL	21,240 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE T 9345/ #124843 #43962	LAND	168,700	153,500	
Infl1	FACTOR 100		BUILDING	273,200	235,600	
Infl2	PHY 100		DETACHED	5,000	4,600	
			OTHER	0	0	
			TOTAL	446,900	393,700	

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	1993	200	20.44	2,500



18	10	36
(C) AGR	(B) WDK	(A) USF 0.75 BAS BMF 0.20 BMU 0.80
26	26	26

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	SD
MODEL	1		RESIDENTIAL	LIST	7/22/2021	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.030
\$NLA(RCN)	\$228	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,202	
# 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	749		39.63	29,681
EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	187		55.73	10,421
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	936	1963	183.19	171,470
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	702	1963	166.47	116,864
FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	260		31.60	8,216
INT FINISH	99	N/A	1.00	C	AGR	N	ATT GARAGE	468		71.39	33,412
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	374,266
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$273,200