

Key: 3202

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.737

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WILSON LAWRENCE R, LOIS G, RON WILSON NOMINEE TRUST 245 UNION ST E. BRIDGEWATER, MA 02333				71-66-0				245 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WILSON LAWRENCE R, LOIS G WILSON LAWRENCE R & LOIS				04/14/2005 07/29/1970	A QS			1 (107086) 0228-135			

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		04/10/2014	SLB	100	100

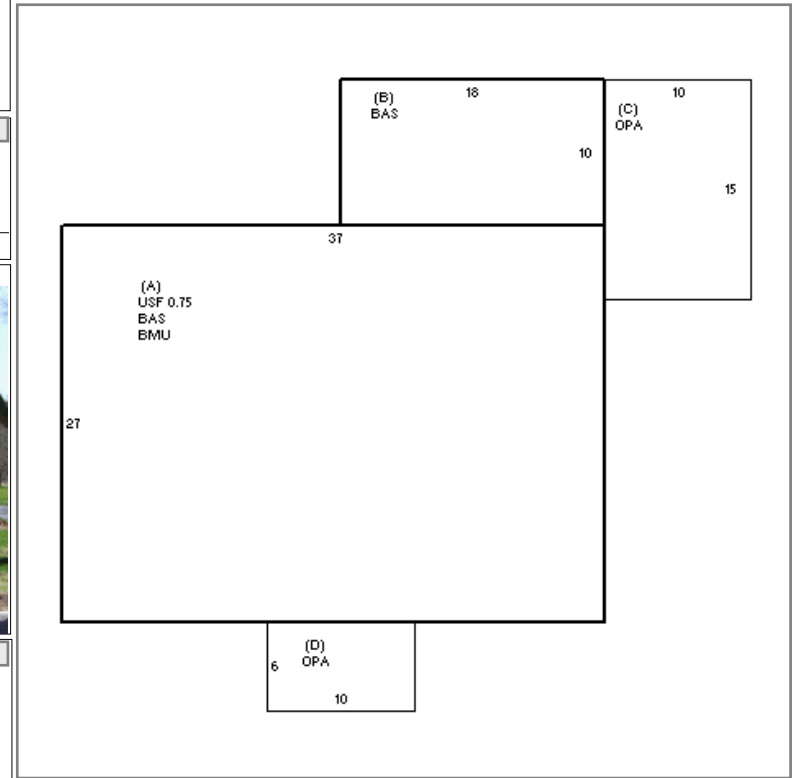
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,124 3	1.00	100	100	188,000	1.16	100	1.00	3	1.00	181,580

TOTAL	36,124 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE T 9628/ #130816 #45735	LAND	181,600	165,200	
Infl1	FACTOR 100		BUILDING	270,800	232,200	
Infl2	PHY 100		DETACHED	11,300	10,700	
			OTHER	0	0	
			TOTAL	463,700	408,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70		648	19.48	8,800



BUILDING	CD	ADJ	DESC	MEASURE	4/10/2014	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	1,928	DETAIL ADJ	1.000
\$NLA(RCN)	\$192	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$4,080
# 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	999		38.86	38,825
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	749	1948	152.60	114,298
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,179	1948	167.93	197,988
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	210		42.70	8,967
FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819
INT FINISH	99	N/A	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	370,977
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	\$270,800