

Key: 3249

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.782

LEGAL

LAND

DETACHED

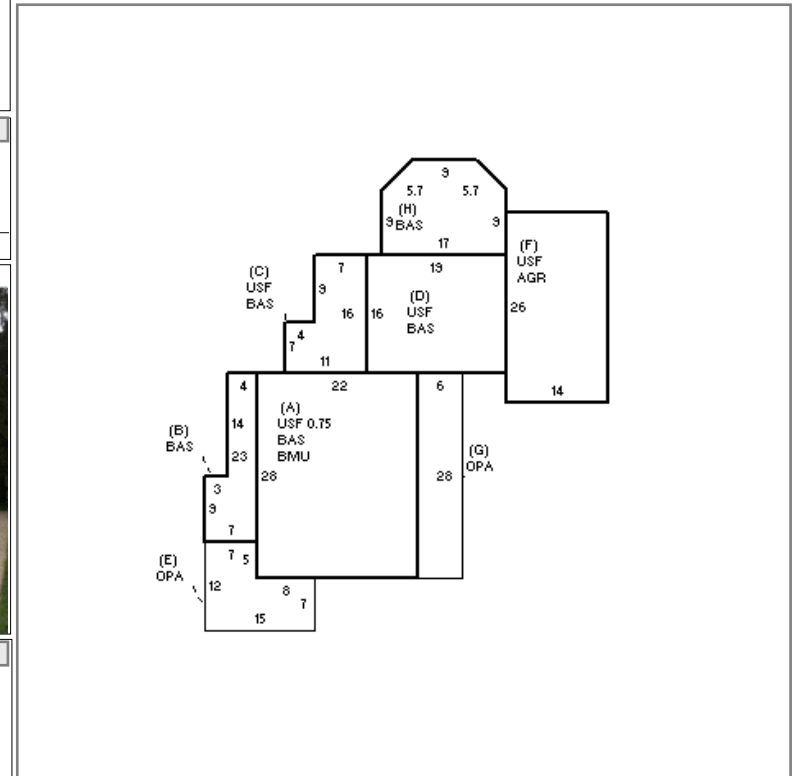
BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| Dwyer Travis J 255 N Central St E Bridgewater, MA 02333 | | | | 72-24-0 | | | | 255 N CENTRAL ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| Dwyer Travis J | | | | 02/28/2018 | QS | 493,000 | 49544-093 | | | | |
| Harrison Michael J | | | | 09/21/1992 | QS | 127,500 | 11275-175 | | | | |
| Perkins Henry P & Anna | | | | 03/02/1950 | QS | | 2077-320 | | | | |

| 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 | % |
| 10 | 05/07/2003 | 2 | ADDITIONS | 40,000 | 06/19/2008 | | 0 | 0 |
| | | 99 | OTHER | | 07/16/2019 | | 0 | 0 |
| | | 6 | CYCL GROWTH | | 05/29/2018 | SD | 0 | 0 |
| | | 51 | FIELD REVIEW | | 09/11/2013 | | 0 | 0 |
| | | 6 | CYCL GROWTH | | 04/30/2009 | | 0 | 0 |

| TOTAL | 25,700 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--|----------|---------|--------------|----------------|----------------|
| Ngh | RES 3 | N O T E T 1115/ T 3929 | | | LAND | 172,600 | 157,000 |
| Inf1 | FACTOR 100 | | BUILDING | 376,100 | 359,900 | | |
| Inf2 | PHY 100 | | DETACHED | 2,700 | 2,600 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 551,400 | 519,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 12X16 | 2008 | 192 | 20.44 | 2,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/29/2018 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] | REVIEW | 4/9/2013 | ER |
| QUALITY | + | 1.05 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
Addition put in in 2003 - adjusted effective age due to addition/updates done at that time.

| YEAR BLT | 1870 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 458,699 |
|--------------|-------|------------|---------|-----------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-------------------|------------|
| NET AREA | 2,654 | DETAIL ADJ | 0.918 | FOUNDATION | 5 | BRICK/STONE | 1.00 | A | BMU | N | BSMT UNFINISHED | 616 | | 48.06 | 29,604 | CONDITION ELEM CD | |
| \$NLA(RCN) | \$173 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | USF | L | UPPER STORY FIN | 1,270 | 1870 | 133.51 | 169,560 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,384 | 1870 | 146.92 | 203,341 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | OPA | N | OPEN PORCH | 308 | | 44.84 | 13,810 | KITCHEN | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | F | AGR | N | ATT GARAGE | 364 | | 80.56 | 29,326 | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | F21 | O | O | FPL 2S 1OP | 1 | | 7,160.00 | 7,160 | HEAT | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | |
| ROOMS | | 8 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | |
| BATHROOMS | | 3 | 1.00 | | | | | | | | | | | | | | |
| # 1/2 BATHS | | 0 | 1.00 | | | | | | | | | | | | | | |
| TOT FIXTURES | | 9 | \$5,899 | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2003 / 18 |
| | | | | | | | | | | | | | | | | COND | 18 18 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 18 % GD 82 |
| | | | | | | | | | | | | | | | | RCNLD | \$376,100 |