

Key: 3360

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.886

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COLES SHAWN S & JO-ANN C 49 WATERMAN ST E. BRIDGEWATER, MA 02333				74-38-0				49 WATERMAN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLES SHAWN S & JO-ANN C				03/14/2003	QS	295,000	24493-118				
PRUDENTIAL RESIDENTIAL SV				03/14/2003	QS	295,000	24493-109				
ARRUDA ANDREA M				12/28/1998	QS	168,000	16987-329				

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	%
1747	10/09/2013	3	ALTERATIONS	3,300				0
		6	CYCL GROWTH		09/12/2013	LF		0

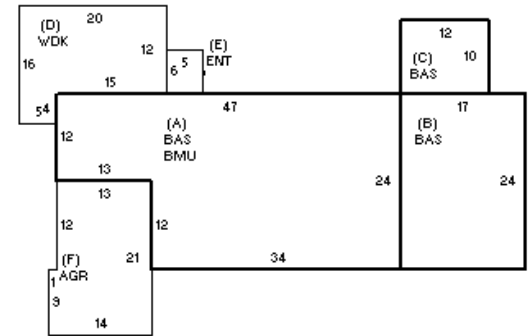
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,400 3	1.00	100	1.00	188,000	1.52	100	1.00	3	1.00	173,190

TOTAL	26,400 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE C/W 37 49	LAND	173,200	157,500		
Infl1	FACTOR 100		BUILDING	204,000	191,100		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	379,700	350,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 40 0.60			200	20.44	2,500	09/12/2013



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/12/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/9/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,958
NET AREA	1,500	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	972		39.18	38,079		
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,500	1954	187.63	281,451		
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	260		31.60	8,216		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	ENT	N	ENCLOSED ENTRY	30		81.10	2,433		
				FLOOR COVER	99	N/A	1.00	F	AGR	N	ATT GARAGE	282		83.75	23,617		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	\$204,000