

Key: 3415

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.932

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HUYEN THI NGOC LE & SINH PHAN NGUYEN				77-1-0				855 WASHINGTON ST				
855 WASHINGTON ST E BRIDGEWATER, MA 02333				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				HUYEN THI NGOC LE & SINH AMERICAN HOMEWORKS & RLTY				08/08/2018	QS	389,900	50146-073	
								07/26/2018	A	1	50090-188	
				855 WASHINGTON ST REALTY				07/17/2017	U	195,000	48673-070	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,086 3	1.00	100	1.00	188,000	1.71	100	1.00	3	1.00	170,330

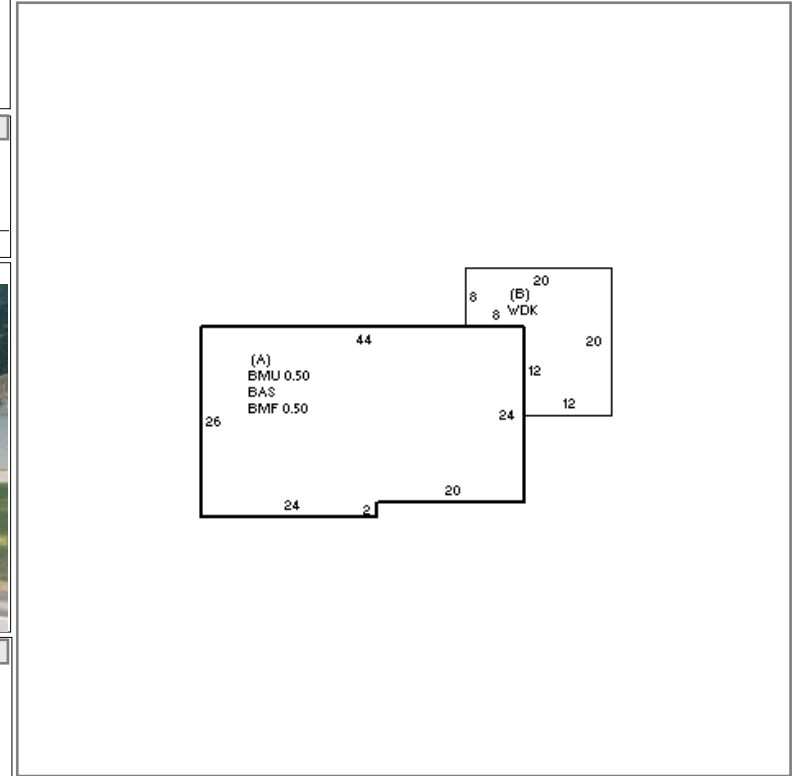
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
502	08/01/2013 05/03/2004	51	FIELD REVIEW		08/12/2019	PW	0	0
		6	CYCL GROWTH		06/27/2017	SD	0	0
		51	FIELD REVIEW		06/07/2017	PW	0	0
		6	CYCL GROWTH		08/14/2013	LF	0	0
		3	ALTERATIONS	2,000	06/01/2005	SLB	100	100

LAND

TOTAL	23,086 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 1/ T 14248	LAND	170,300	154,900		
Inf1	FACTOR 100		BUILDING	251,300	231,400		
Inf2	PHY 100		DETACHED	15,300	14,600		
			OTHER	0	0		
		TOTAL		436,900	400,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 30 0.70			280	62.54	12,300
SHF	A	1.00 40 0.60	16X16		256	19.67	3,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2017	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]	MLS notes that property needs some TLC		
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	295,668
NET AREA	1,104	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	552		53.19	29,362	CONDITION ELEM	CD
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,104	1970	209.91	231,742	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BMU	N	BSMT UNFINISHED	552		37.82	20,878	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	304		31.60	9,606	KITCHEN	G
				FLOOR COVER	99	N/A	1.00									BATHS	G
				INT FINISH	99	N/A	1.00									HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00									EFF.YR/AGE	2006 / 15
				AFFORDABLE	0		1.00									COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$251,300