

Key: 3463

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.973

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LARSEN FAMILY IRREVOCABLE TR				78-19-0				923 UNION ST			
LARSEN WALTER A JR TR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
923 UNION ST				LARSEN FAMILY IRREVOCABLE				10/01/2015	A	100	46111-157
E BRIDGEWATER, MA 02333				LARSEN WALTER A JR & NANC				08/21/1964	QS		3136-005

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	%
	08/07/2013	6	CYCL GROWTH		07/01/2013	SLB	0	0

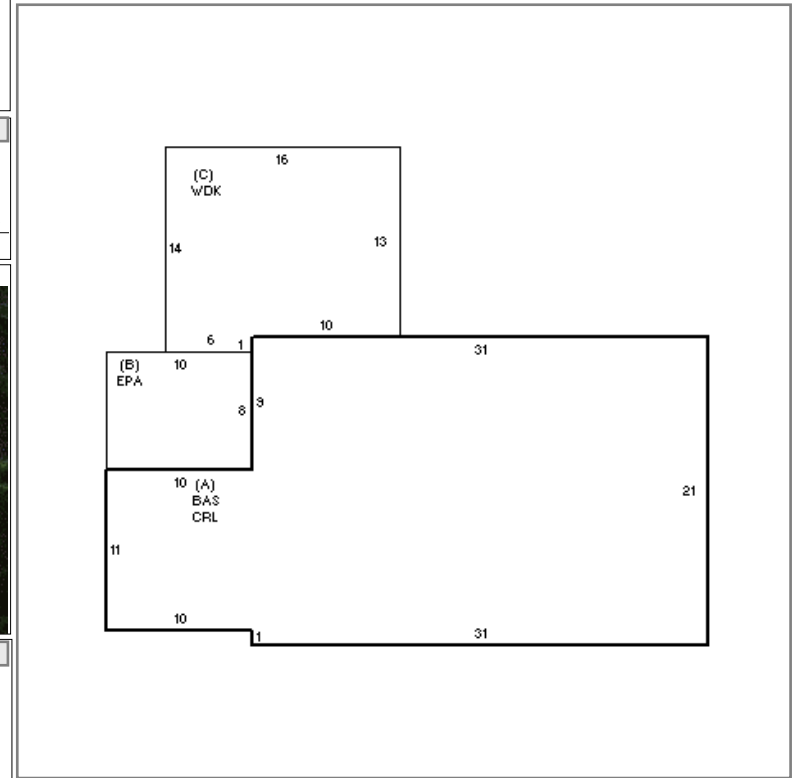
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 3	1.00	100	100	188,000	1.00	100	1.00	3	1.00	188,000

TOTAL	43,560 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE T 8110	LAND	188,000	171,000		
Inf1	FACTOR 100		BUILDING	157,300	144,800		
Inf2	PHY 100		DETACHED	20,900	19,900		
			OTHER	0	0		
			TOTAL	366,200	335,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00 20 0.80		1991	384	68.15	20,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	215,450
NET AREA	761	DETAIL ADJ	1.000	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	761		9.39	7,149		
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	761	1954	254.33	193,547		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	80		74.40	5,952		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	214		31.60	6,762		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																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	\$157,300