

Key: 3477

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.987

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KENT ROGER E & DEBORAH A 173 WALNUT ST E BRIDGEWATER, MA 02333				78-35-0				173 WALNUT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENT ROGER E & DEBORAH A				06/16/2015	N	199,000	()				
EGAN ANTHONY				06/27/1997	QS	145,000	15281-240				
HART GEORGE M & JOAN R				11/22/1978	QS	4575-236					

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	%
3298	06/05/2017	7	DETACHED BLD	30,000				0
		6	CYCL GROWTH		11/03/2015	SD		0
		3	ALTERATIONS					0
58256	11/02/2015	51	FIELD REVIEW		09/10/2013	SLB		0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,368	3	1.00	100	1.00	100	1.00	3	1.00		183,530

  

TOTAL	38,368 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	183,500	166,900
Inf1	FACTOR 100		BUILDING	198,500	190,000		
Inf2	PHY 100		DETACHED	40,100	38,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>422,100</b>	<b>395,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		100	20.44	1,200
DGF	A	1.00	10 0.90	30 X 30	2017	48.07	38,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2015	SD
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	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	396,974
NET AREA	1,692	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,692		34.32	58,067		
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,692	1961	182.80	309,295		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	132		74.40	9,821		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	324		31.60	10,238		
				FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 10P	1		6,017.00	6,017		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

  

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

  

EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50

  

RCNLD	\$198,500
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