

Key: 3503

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.009

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PRATT BRIAN C 822 UNION ST E BRIDGEWATER, MA 02333				79-25-0				822 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PRATT BRIAN C				07/17/2013	QS	315,900	43359-306				
BROWN BUILDERS INC				12/19/2012	S	65,000	42417-197				
FEDERAL NATIONAL MORTGAGE				10/26/2011	L	160,318	40491-51				

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 %
2229	10/06/2014	3	ALTERATIONS	600			0 100
2189	09/05/2014	3	ALTERATIONS	22,000			0 100
		6	CYCL GROWTH		05/02/2014	PW	0 100
		6	CYCL GROWTH		02/03/2014	LF	0 100
		6	CYCL GROWTH		06/14/2013	SLB	0 100

LAND

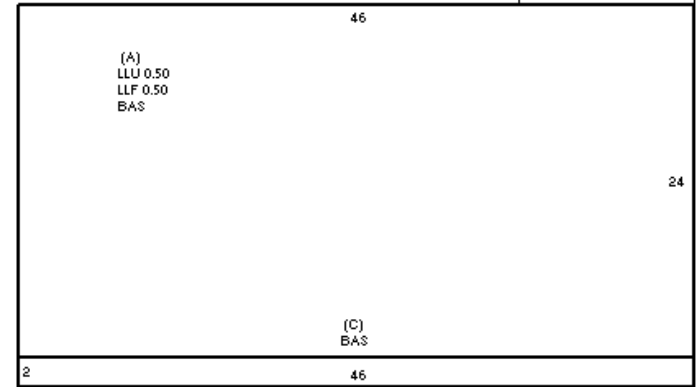
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,550 3	1.00	100	1.00	188,000	1.51	100	1.00	3	1.00	173,310

TOTAL	26,550 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 9188		LAND	173,300	157,600
Infl1	FACTOR 100			BUILDING	290,200	249,800	
Infl2	PHY 100			DETACHED	0	0	
				OTHER	0	0	
				<b>TOTAL</b>	<b>463,500</b>	<b>407,400</b>	

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DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/2/2014	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	2013	SIZE ADJ	1.000
NET AREA	1,196	DETAIL ADJ	1.081
\$NLA(RCN)	\$264	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$3,675
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,196	2013	171.55	205,175
A	LLF	N	LOWER LEVEL FIN	552		122.80	67,787
A	LLU	N	LOWER LEVEL UNF	552		63.42	35,008
B	WDK	N	WOOD DECK	120		31.60	3,792

TOTAL RCN	315,437
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2013 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$290,200