Key: 3516

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,022

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LACY CHRISTOPHER J &	79-39-0	625 UNION ST
PECKHAM LAURIE J		
625 UNION ST		
E. BRIDGEWATER, MA 02333		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LACY CHRISTOPHER J &	11/29/2002	QS	310,000	23550-311
GEORGE NORMAN C & SHIRLEY	10/26/1959	QS		2736-448

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

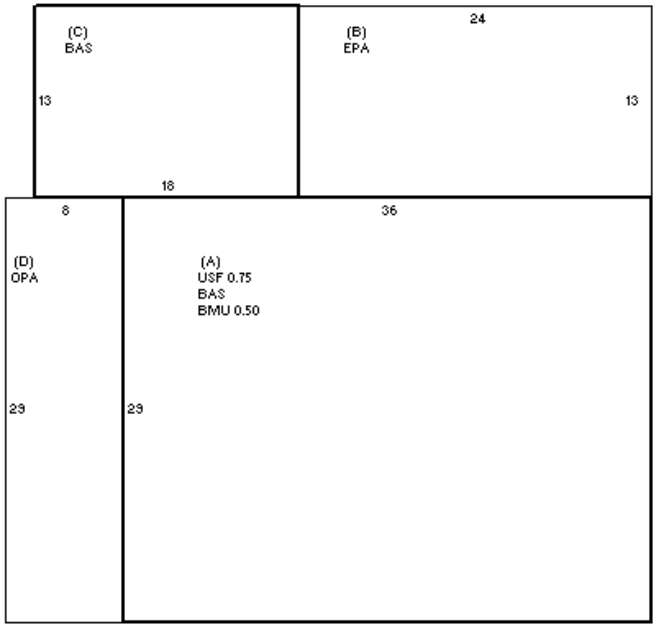
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-104	03/10/2022	6	CYCL GROWTH	12,600			0	0
		6	CYCL GROWTH		09/03/2013	SLB	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00			188,000
300	A	2.200	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			12,540

TOTAL	3.200 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 5963		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	200,500	182,400
BUILDING	120,900	110,700
DETACHED	3,600	3,400
OTHER	0	0
TOTAL	**325,000**	**296,500**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	70	0.30			360	33.41	3,600

PHOTO 09/03/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/3/2013	SLB
LIST		
REVIEW	4/10/2013	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,061	DETAIL ADJ	1.020
$NLA(RCN)	$196	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,162
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	3	ALUMINUM	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	522		49.03	25,594
A	USF	L	UPPER STORY FIN	783	1900	152.26	119,221
B	EPA	N	ENCLOSED PORCH	312		74.40	23,213
+	BAS	L	BASE AREA	1,278	1900	167.56	214,137
D	OPA	N	OPEN PORCH	232		42.70	9,906
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	403,052
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1948 / 73	
COND	70	70 %
FUNC	0	
ECON	0	
DEPR	70	% GD 30
RCNLD		$120,900