

Key: 3530

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.036

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
DOWNING JAMES J JR & PHINNEY KRISTINA				79-54-0				803 UNION ST				
803 UNION ST E BRIDGEWATER, MA 02333				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DOWNING JAMES J JR & PHIN				03/30/2017	QS	275,000	48259-106	
				SILVA ANTHONY M				11/10/1978	QS		4565-342	

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	%
BP-21-208	05/04/2021	7	DETACHED BLD	5,500	09/15/2021			
		99	OTHER		04/24/2018	SD	0	0
		99	OTHER		03/28/2018	SD	0	0
		6	CYCL GROWTH		07/18/2013	PW	0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000 3	1.00	100	100	188,000	1.78	100	1.00	3	1.00	169,390

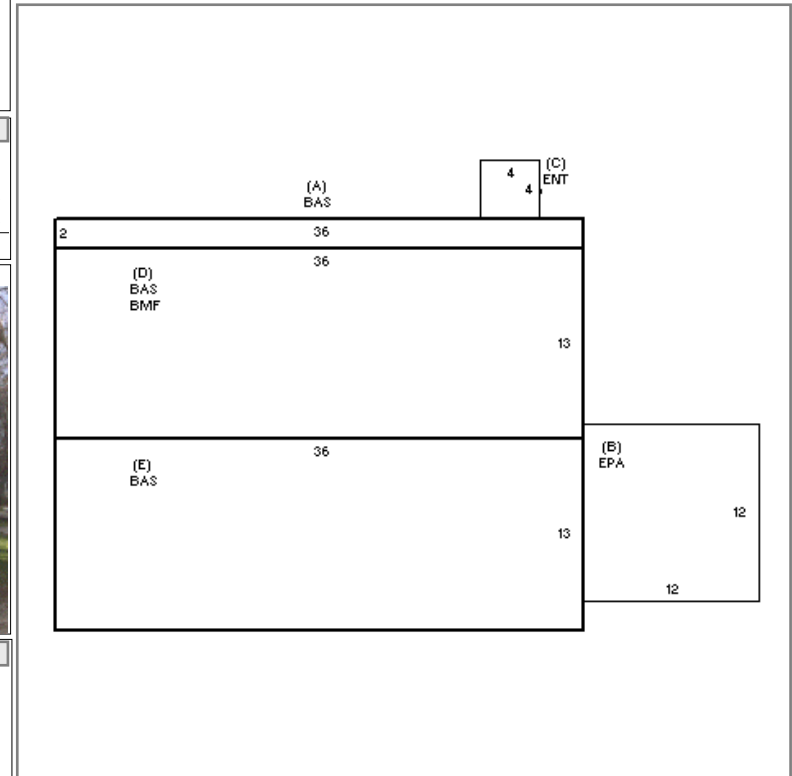
TOTAL	22,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE T 12279/ LOT 2	LAND	169,400	154,100		
Inf1	FACTOR 100		BUILDING	215,600	197,000		
Inf2	PHY 100		DETACHED	7,300	2,300		
			OTHER	0	0		
			TOTAL	392,300	353,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
SHF	A	1.00	10 0.90	20 X 14	280	18.98	4,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/15/2021	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	295,310
NET AREA	1,008	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,008	1961	237.08	238,979	CONDITION ELEM	CD
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	144		74.40	10,714	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	C	ENT	N	ENCLOSED ENTRY	16		81.13	1,298	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BMF	N	BSMT FINISH-SEP	468		72.42	33,892	KITCHEN	
				FLOOR COVER	99	N/A	1.00	F11	O	FPL 1S 1OP	1		6,017.00	6,017	BATHS		
				INT FINISH	99	N/A	1.00								HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03								ELECT		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
CAPACITY																EFF.YR/AGE	1980 / 41
STORIES	1	ADJ	1.00													COND	27 27 %
ROOMS	5		1.00													FUNC	0
BEDROOMS	3		1.00													ECON	0
BATHROOMS	2		1.00													DEPR	27 % GD 73
# 1/2 BATHS	0		1.00													RCNLD	\$215,600
TOT FIXTURES	6	\$4,410															
# UNITS	1	1.00															