

Key: 3549

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.054

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WERRA MICHAEL S & ISAAC JUDITH L 426 UNION ST E BRIDGEWATER, MA 02333				80-19-0				426 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WERRA MICHAEL S & HOWE GAIL P				05/26/1993	H	115,000	11890-069				
HOWE ROBERT V & GAIL P				05/25/1993	H	1	11890-068				
				05/12/1977	QS		4265-108				

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	%
228		51	FIELD REVIEW		10/02/2013	LF	0	0
196	08/18/2005	7	DETACHED BLD	1,200	06/05/2006	SLB	100	100
	07/18/2001	1	NEW CONST	50,000	08/07/2002	SLB	100	0

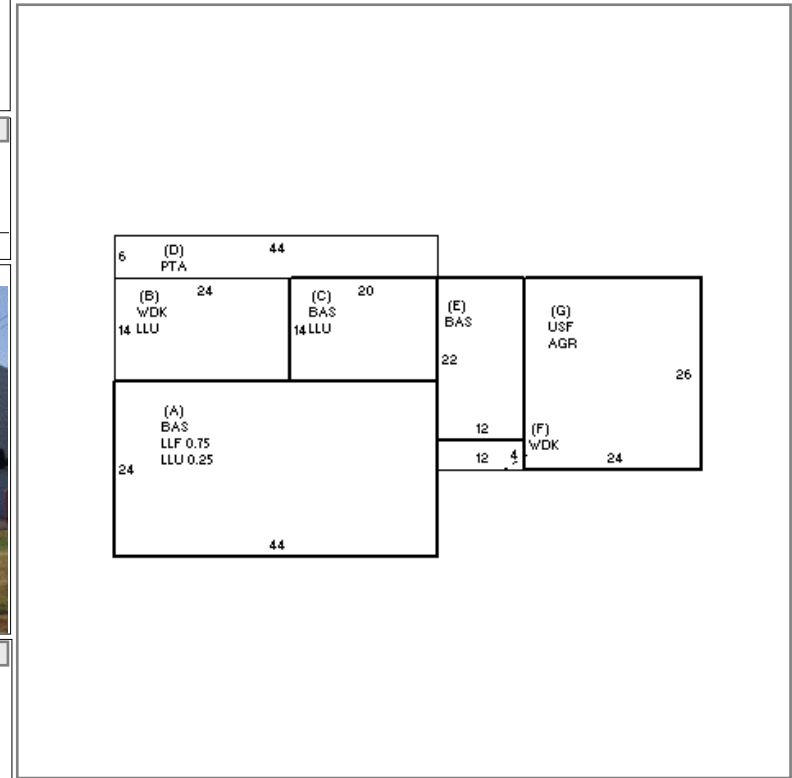
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000	3	1.00	100	1.00	100	1.00	3	1.00		174,570

TOTAL	28,009 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 11811		LAND	174,600	158,800
Inf1	FACTOR 100		BUILDING	398,000	346,300		
Inf2	PHY 100		DETACHED	2,600	2,500		
			OTHER	0	0		
			TOTAL		575,200	507,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X16	2005	160	20.44	2,600



BUILDING	CD	ADJ	DESC	MEASURE	10/2/2013	LF
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%]			



YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	530,630
NET AREA	2,224	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	880		55.69	49,010		
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	N	LOWER LEVEL FIN	792		107.84	85,410		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,336	1973	150.65	201,266		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	264		12.50	3,300		
				FLOOR COVER	99	N/A	1.00	E	BAS	L	BASE AREA	264	2001	150.65	39,771		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	384		31.60	12,134		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	AGR	N	ATT GARAGE	624		66.69	41,615		
				FUEL SOURCE	2	GAS	1.00	G	USF	L	UPPER STORY FIN	624	2001	136.90	85,424		
				ARPUD	0		1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75

RCNLD	\$398,000
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