

Key: 3551

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.056

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PHILLIPS LYNN M 454 UNION STREET E. BRIDGEWATER, MA 02333				80-21-0				454 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHILLIPS LYNN M				09/02/2005	QS	295,000	31274-221				
CUMMINGS PAUL F & FAITH E				05/03/1973	QS		3886-498				
CUMMINGS PAUL F & FAITH E				05/02/1973	QS		3886-498				

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	%
22-401	08/22/2022	8	POOL	47,000				0
3467	12/11/2017	2	ADDITIONS	91,500	05/20/2019	SLB	100	100
3397	09/11/2017	2	ADDITIONS	91,500	05/20/2019	SLB	100	100
2442	04/30/2015	3	ALTERATIONS	5,000				0
2377	03/19/2015	3	ALTERATIONS	1,800				0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	28,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E LOT 16/ T 10739			LAND	174,600	158,800
Infl1	FACTOR 100		BUILDING	323,100	284,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						497,700	443,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/01/2018
									

(A) USF BAS BMU	40	(B) BAS	12	(C) USF AGR	20
			24		24

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/2/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	442,576
NET AREA	2,688	DETAIL ADJ	0.940	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		39.31	37,742	CONDITION ELEM CD	
\$NLA(RCN)	\$165	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,440	2018	129.76	186,848	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,248	1972	142.79	178,200	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	480		70.90	34,033	KITCHEN	
				FLOOR COVER	99	N/A	1.00									BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT	
				FUEL SOURCE	3	ELECTRIC	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$323,100