

Key: 3552

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.057

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FAHERTY MICHAEL S & LORRAINE M 468 UNION ST E BRIDGEWATER, MA 02333				80-22-0				468 UNION ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FAHERTY MICHAEL S & LORRA				01/15/2020	QS	470,000	52229-012					
PHILLIPS JANICE HEIRS OF				06/14/2012	H	1	41510-291					
PHILLIPS BRUCE W & JANICE				09/02/1986	QS	159,900	7078-191					
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	188,000	1.44	100	1.00	3	1.00	174,570

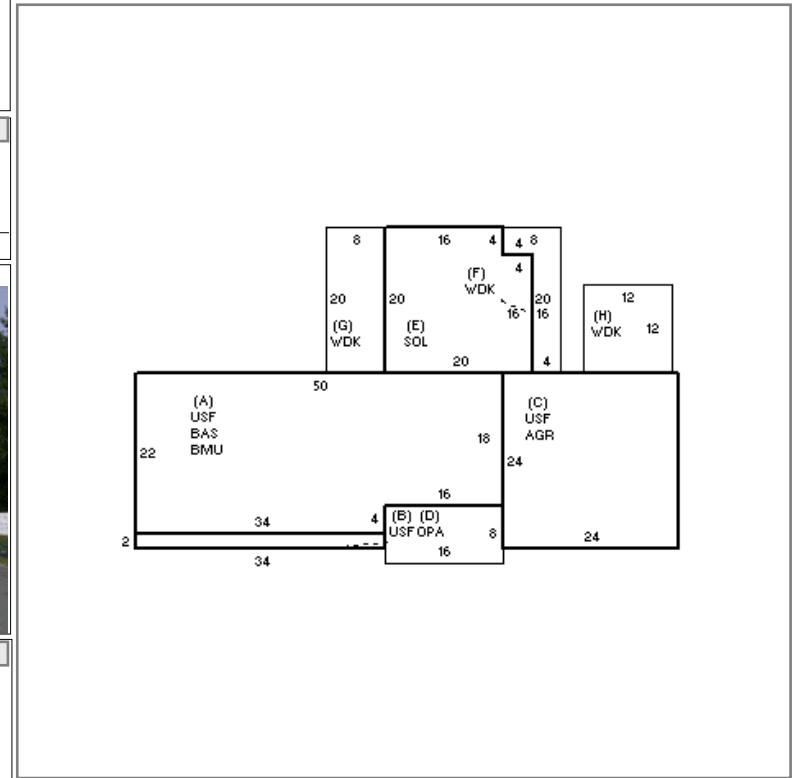
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-173	05/11/2020	3	ALTERATIONS	2,000	02/25/2021	SLB	100	100
		6	CYCL GROWTH		04/13/2020	SD	0	0
		3	ALTERATIONS		02/20/2020	B	100	100
		6	CYCL GROWTH		07/12/2013		0	0
188	11/27/2007	2	ADDITIONS	4,000	06/09/2008		0	0

LAND

TOTAL	28,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 17/ T 14551	LAND		174,600	158,800	
Inf1	FACTOR 100		BUILDING		386,900	340,900	
Inf2	PHY 100		DETACHED		3,700	3,500	
			OTHER		0	0	
			TOTAL		565,200	503,200	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	10 X 20	2020	200	20.44	3,700



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BUILDING	CD	ADJ	DESC	MEASURE	2/25/2021	SLB
MODEL	1		RESIDENTIAL	LIST	2/25/2021	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	530,066
NET AREA	3,100	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,036		38.48	39,868		
\$NLA(RCN)	\$171	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,036	1972	149.74	155,126		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,680	1972	136.07	228,595		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	576		67.88	39,101		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	128		42.70	5,466		
				INT FINISH	99	N/A	1.00	E	SOL	L	SOL/ 3 SEASON	384	1972	100.28	38,508		
				HEATING/COOLING	10	HOT/COLD WATER	1.04	+	WDK	N	WOOD DECK	400		31.60	12,640		
				FUEL SOURCE	2	GAS	1.00		KIT	O	XTRA KITCHEN	1		5,387.00	5,387		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1980 / 41
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$386,900