

Key: 3622

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.127

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WATERMAN RUSSELL H PO BOX 213 E BRIDGEWATER, MA 02333				81-50-0				22 BATTI AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WATERMAN RUSSELL H				07/18/1997	A	95,000		15330-193			
MCCARTHY JAMES H & MAUREE				02/28/1974	QS			3965-002			

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	%
		51	FIELD REVIEW		12/11/2015	SD	0	0
		6	CYCL GROWTH		08/17/2015	SD	0	0
		6	CYCL GROWTH		04/01/2014	LF	0	0

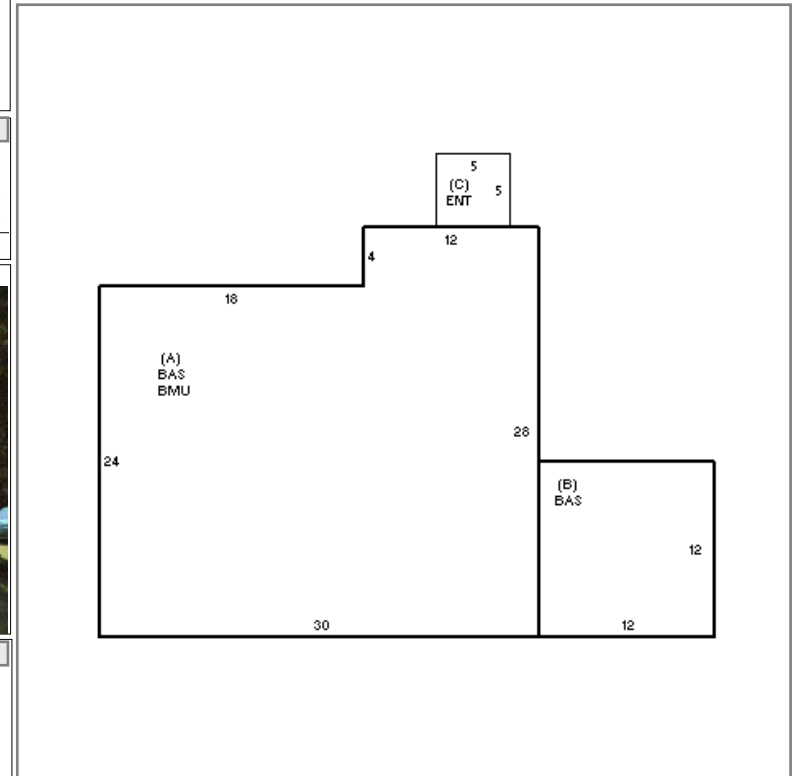
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,422 3	1.00	100	1.00	188,000	1.21	100	1.00	3	1.00	180,120

TOTAL	34,422 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOTS 37 & 38	LAND	180,100	163,800	
Inf1	FACTOR 100		BUILDING	125,500	120,200	
Inf2	PHY 100		DETACHED	2,700	2,600	
			OTHER	0	0	
			<b>TOTAL</b>	<b>308,300</b>	<b>286,600</b>	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		224	20.44	2,700
SHF	A	1.00	NV 0.00		200	20.44	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/11/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/11/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	251,093				
NET AREA	912	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		42.23	32,433	CONDITION ELEM	CD				
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	912	1949	235.25	214,551	EXTERIOR					
				ROOF SHAPE	1	GABLE	1.00	C	ENT	N	ENCLOSED ENTRY	25		81.12	2,028	INTERIOR					
				ROOF COVER	1	ASPH SHINGLES	1.00											KITCHEN			
				FLOOR COVER	99	N/A	1.00											BATHS			
				INT FINISH	99	N/A	1.00											HEAT			
				HEATING/COOLING	2	HOT WATER	1.02											ELECT			
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE	1958 / 63		
				ARPUD	0		1.00											COND	50 50 %		
				AFFORDABLE	0		1.00											FUNC	0		
																				ECON	0
																				DEPR	50 % GD 50
																				RCNLD	\$125,500