

Key: 3737

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.231

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
WILSON DANIEL 42 BELMONT ST E BRIDGEWATER, MA 02333				84-18-0				42 BELMONT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WILSON DANIEL				02/09/2018	O	270,000	49492-027					
HARGREAVES MATTHEW M				05/14/2010	QS	246,350	38523-19					
MAGER VICKY S				03/16/2004	F	1	27740-035					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,492 3	1.00	100	1.00	188,000	1.34	100	1.00	3	1.00	176,730

LAND

TOTAL	30,492 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	176,700	160,800
Inf1	FACTOR 100		BUILDING	223,600	211,400		
Inf2	PHY 100		DETACHED	17,700	16,900		
			OTHER	0	0		
				TOTAL	418,000	389,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 20 0.80			392	56.53	17,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/14/2018	B
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/12/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Property was partially updated and needed second floor finished at sale.

G

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	310,531	
NET AREA	1,689	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	910		39.97	36,377	CONDITION ELEM	CD	
\$NLA(RCN)	\$184	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	724	1920	146.63	106,158			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	140		74.40	10,416	EXTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	965	1920	161.35	155,707	INTERIOR		
				FLOOR COVER	99	N/A	1.00									KITCHEN		
				INT FINISH	99	N/A	1.00									BATHS		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	U	
				FUEL SOURCE	2	GAS	1.00									ELECT	U	
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1976 / 45
																	COND	28 28 %
																	FUNC	0
																	ECON	0
																	DEPR	28 % GD 72
																	RCNLD	\$223,600

