

Key: 3772

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.258

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
EASTMAN RUSTON & JILL 1709 CENTRAL ST E BRIDGEWATER, MA 02333				86-7-0				1709 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EASTMAN RUSTON & JILL				10/19/2016	QS	324,500	47619-198				
NICO PROPERTY GROUP LLC				05/12/2015	N	135,000	45533-22				
ARSENAULT EDWARD J & GEOR				09/27/2006	A	10	33419-186				

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-0-37	01/24/2020	3	ALTERATIONS	527			0 0
2770	12/01/2015	51	FIELD REVIEW	25,000	07/10/2017	PW	0 0
		51	FIELD REVIEW		05/05/2016	SD	50 100
		51	FIELD REVIEW		01/14/2015	LF	0 0
		51	FIELD REVIEW		09/30/2013	LF	0 0

LAND

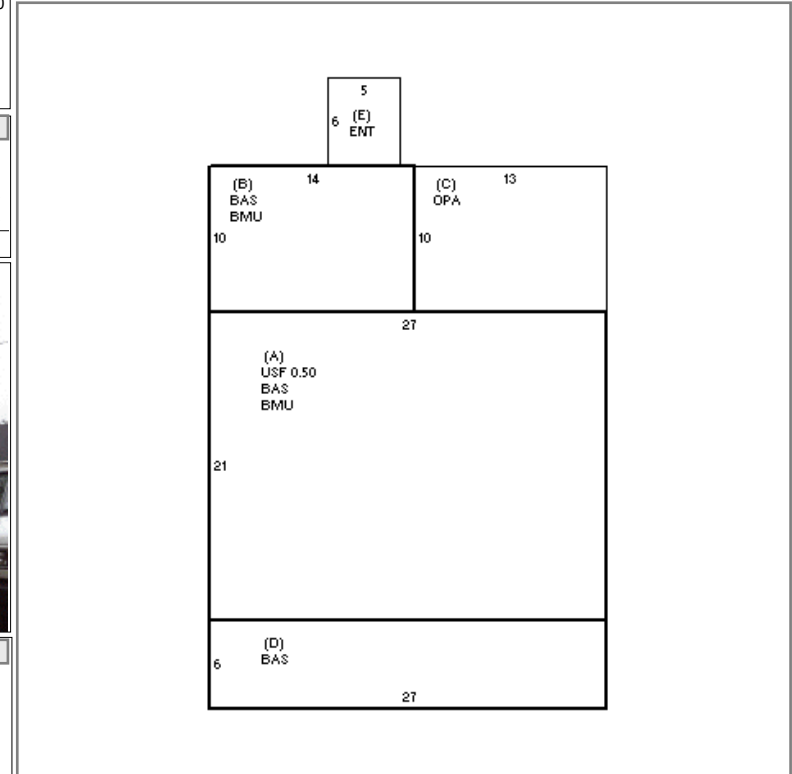
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.130	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	740

TOTAL	1.130 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	188,700	171,700		
Inf1	FACTOR 100		BUILDING	211,400	199,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
				TOTAL	400,100	371,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/10/2017	PW
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%]			



DETACHED

BUILDING

YEAR BLT	1932	SIZE ADJ	1.000
NET AREA	1,153	DETAIL ADJ	0.927
\$NLA(RCN)	\$229	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$3,782
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	707		43.48	30,740
A	USF	L	UPPER STORY FIN	284	1932	173.31	49,219
C	OPA	N	OPEN PORCH	130		42.70	5,551
+	BAS	L	BASE AREA	869	1932	190.71	165,729
E	ENT	N	ENCLOSED ENTRY	30		81.10	2,433
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	264,273	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2001 / 20	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$211,400	