Key: 3810

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,283

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLEMENTS FAMILY REVOC TRUST CLEMENTS JAMES M & KATHLEEN B 690 WASHINGTON ST E BRIDGEWATER, MA 02333	88-1-0	690 WASHINGTON ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CLEMENTS FAMILY REVOC TRU	10/13/2017	A	100	49042-129
CLEMENTS JAMES M & KATHLE	06/17/1992	QS	151,900	11054-177
MACOMBER MICHAEL V & DEBO	09/26/1986	QS		7145-033

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

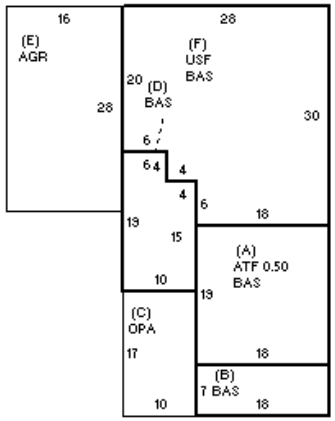
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		10/07/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,250	3 1.00	100 1.00	100 1.00	188,000	1.19	100 1.00	3 1.00			180,830

TOTAL	35,250 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	180,800	164,500
BUILDING	178,500	175,800
DETACHED	5,000	4,600
OTHER	0	0
TOTAL	**364,300**	**344,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 10/17/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/7/2013	LF
LIST		
REVIEW	4/12/2013	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,325	DETAIL ADJ	0.855
$NLA(RCN)	$154	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,662
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,398	1900	142.00	198,516
A	ATF	L	ATTIC FINISH	171	1900	91.87	15,709
C	OPA	N	OPEN PORCH	170		44.84	7,622
E	AGR	N	ATT GARAGE	448		75.85	33,980
F	USF	L	UPPER STORY FIN	756	1900	129.04	97,553

TOTAL RCN 357,043

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63		
COND	50	50 %	
FUNC	0		
ECON	0		
DEPR	50	% GD	50
RCNLD	$178,500		