

Key: 3819

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.287

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MACKINAW BRIAN E 83 WALNUT ST E BRIDGEWATER, MA 02333				88-7-0				83 WALNUT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACKINAW BRIAN E				01/28/2013	T	198,000	42600-312				
ROTH ELLEN J				12/01/2010	H	1	39342-51				
ROTH ROBERT E JR & ELLEN				11/07/1994	QS	139,900	13248-310				

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	%
		6	CYCL GROWTH		06/17/2021	SD	0	0
		51	FIELD REVIEW		09/04/2013	SLB	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	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	1,750 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	9,980

DETACHED

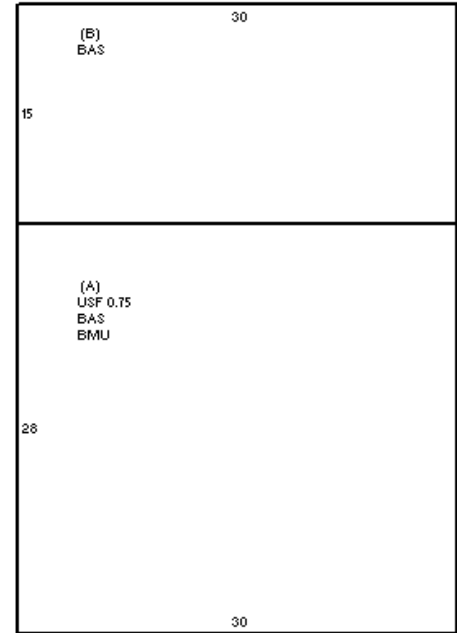
TOTAL	2.750 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE			LAND	198,000	180,100
Inf1	FACTOR 100			BUILDING	257,800	244,000		
Inf2	PHY 100			DETACHED	2,500	2,300		
				OTHER	0	0		
				TOTAL	458,300	426,400		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60		200	20.44	2,500	06/17/2021



BUILDING	CD	ADJ	DESC	MEASURE	6/17/2021	SD
MODEL	1		RESIDENTIAL	LIST	6/17/2021	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/12/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	330,534
NET AREA	1,920	DETAIL ADJ	0.918	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		40.98	34,424	CONDITION ELEM	CD
\$NLA(RCN)	\$172	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	630	1900	140.23	88,347	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,290	1900	154.32	199,071	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	KITCHEN	
				FLOOR COVER	99	N/A	1.00									BATHS	
				INT FINISH	99	N/A	1.00									HEAT	U
				HEATING/COOLING	3	RADIANT	1.02									ELECT	U
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1996 / 25
STORIES	1.75	1.00	COND	22 22 %
ROOMS	7	1.00	FUNC	0
BEDROOMS	4	1.00	ECON	0
BATHROOMS	1	1.00	DEPR	22 % GD 78
# 1/2 BATHS	0	1.00	RCNLD	\$257,800
TOT FIXTURES	3	\$1,873		
# UNITS	1	1.00		