Key: 3833

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,301

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TAFT WILLIAM H IV & JILLIAN M S/O TAFT WILLIAM H IV 19 WALNUT ST E BRIDGEWATER, MA 02333	88-21-0	19 WALNUT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TAFT WILLIAM H IV	04/06/2022	A	1	56654-246
TAFT WILLIAM H IV & JILLI	10/15/2018	QS	380,000	50401-290
JANSKY JONATHAN L & FRANC	01/18/2013	QS	300,000	42566-307

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

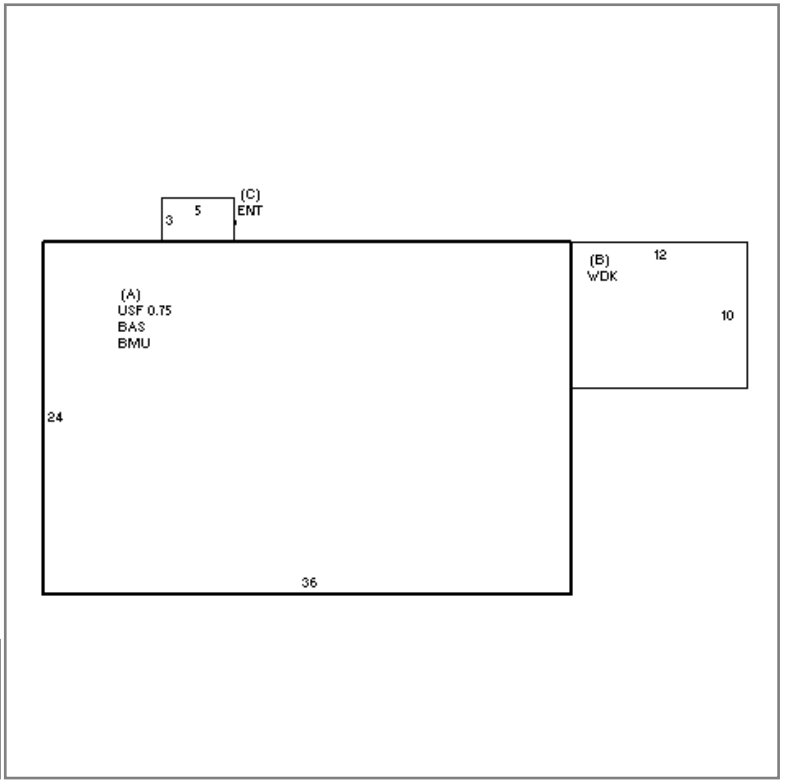
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		04/14/2020	SD	0	0
		51	FIELD REVIEW		08/13/2019	PW	0	0
23	03/30/2017	3	ALTERATIONS	4,875	04/14/2020	SD	0	100
		6	CYCL GROWTH		09/04/2013	SLB	0	0
1257	12/07/2012	6	CYCL GROWTH		12/07/2012	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,825	3 1.00	100 1.00	100 1.00	188,000	1.80	100 1.00	3 1.00			169,240

TOTAL	21,825 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 7389		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	169,200	153,900
BUILDING	260,500	226,000
DETACHED	0	0
OTHER	0	0
TOTAL	**429,700**	**379,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/21/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/14/2020	SD
LIST	4/14/2020	SD
REVIEW	4/12/2013	ER

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.030
$NLA(RCN)	$215	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,202
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		40.60	35,078
A	BAS	L	BASE AREA	864	1961	188.94	163,240
A	USF	L	UPPER STORY FIN	648	1961	171.69	111,256
B	WDK	N	WOOD DECK	120		31.60	3,792
C	ENT	N	ENCLOSED ENTRY	15		81.13	1,217
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	325,604

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		$260,500