

Key: 3917

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3382

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION				
NICKERSON WILLIAM C & TRICIA 467 N BEDFORD ST E BRIDGEWATER, MA 02333				91-18-0				467 N BEDFORD ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NICKERSON WILLIAM C & TRI				08/21/2017	QS	329,900	48822-182					
FABROSKI TIMOTHY J TR				02/21/2007	A	1	34142-151					
FABROSKI TIMOTHY J				02/21/2007	A	1	34142-121					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,670	7	1.00	100	178,600	1.27	100	1.00	7	0.95	169,670

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	%
427	02/23/2006	6	CYCL GROWTH		05/22/2018	SD	0	0
428	02/23/2006	6	CYCL GROWTH		03/23/2018	SD	0	0
		6	CYCL GROWTH		10/08/2013	SLB	0	0
		3	ALTERATIONS	2,000	05/08/2006	SLB	100	100
		3	ALTERATIONS	2,000	05/08/2006	SLB	100	100

LEGALLAND

TOTAL	32,670 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE	LAND	169,700	154,300		
Infl1	FACTOR 100		BUILDING	209,800	198,300		
Infl2	PHY 100		DETACHED	25,000	23,800		
			OTHER	0	0		
TOTAL			404,500	376,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	30 0.70 24 X 24	2003	576	62.00	25,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	269,031		
NET AREA	1,274	DETAIL ADJ	0.918	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	728		43.03	31,324	CONDITION ELEM	CD		
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	728	1935	180.70	131,553	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	546	1935	164.21	89,659	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	208		42.70	8,882	KITCHEN	G		
				FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	16		74.38	1,190	BATHS	G		
				INT FINISH	99	N/A	1.00	D	WDK	N	WOOD DECK	144		31.60	4,550	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	99	N/A	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	1996 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$209,800

