

Key: 3919

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3384

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
CHAFE DUSTIN D & BOERSDAM BETH L 463 N BEDFORD ST E BRIDGEWATER, MA 02333				91-21-0				463 N BEDFORD ST					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
CHAFE DUSTIN D & BOERSDAM				04/07/2021	QS	360,000	54746-277						
EDWARDS CHRISTOPHER L				10/12/2018	QS	288,000	50395-322						
FABROSKI TIMOTHY				05/01/2007	H	210,000	34467-233						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,712 7	1.00	100	1.00	100	1.00	178,600	4.20	100	1.00	7 0.95	150,020

LAND

TOTAL	8,712 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE			LAND	150,000	136,500
Inf1	FACTOR 100		BUILDING	210,600	193,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>360,600</b>	<b>330,300</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/3/2022	SD
MODEL	1		RESIDENTIAL	LIST	10/3/2022	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	942	DETAIL ADJ	1.000
\$NLA(RCN)	\$279	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	942		39.56	37,264
A	BAS	L	BASE AREA	942	1953	226.81	213,654
B	OPA	N	OPEN PORCH	18		42.72	769
+	WDK	N	WOOD DECK	112		31.60	3,539
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	263,283
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	\$210,600

