

Key: 3924

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.389

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DIAZ SHAWN & CHRISTINA				91-26-0				89 HARVARD ST			
89 HARVARD ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
E BRIDGEWATER, MA 02333				DIAZ SHAWN & CHRISTINA				04/24/2019	QS	426,000	51029-200
				ROLLINS DAVID				12/04/2015	QS	322,400	46349-134
				SOLO REALTY LLC				07/15/2015	S	211,000	45798-152

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		03/10/2020	PW	0	0
		51	FIELD REVIEW		10/08/2019	SD	0	0
		6	CYCL GROWTH		09/09/2013	LF	0	0
		6	CYCL GROWTH		02/06/1963	SLB	0	0

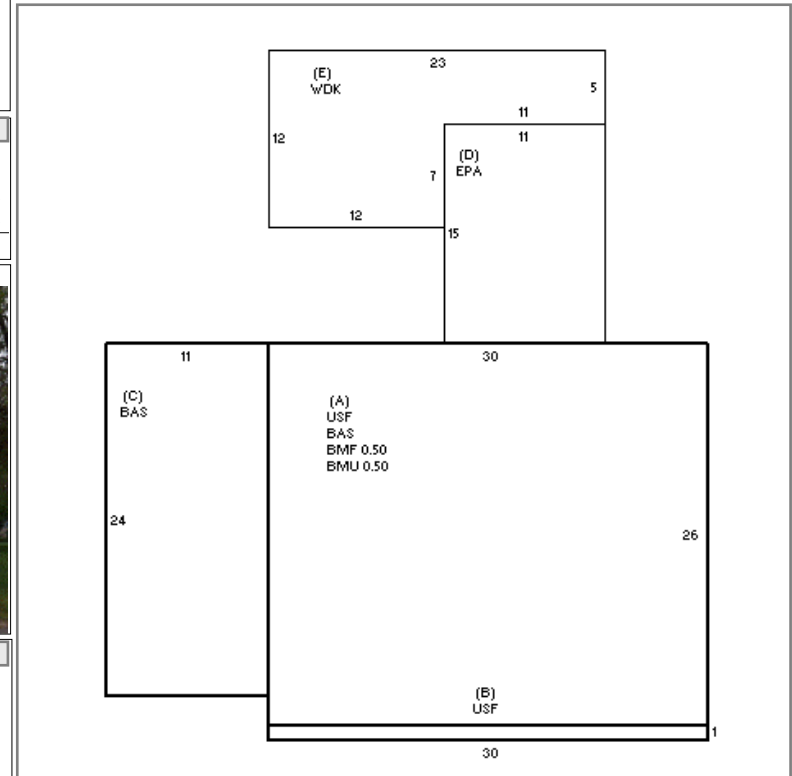
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,945 3	1.00	100	1.00	188,000	1.60	100	1.00	3	1.00	171,930

TOTAL	24,945 SF		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	LOT 1		LAND	171,900	156,400
Inf1	FACTOR 100			LAND BUILDING	291,000	259,600		
Inf2	PHY 100			DETACHED	2,500	2,300		
				OTHER	0	0		
TOTAL						TOTAL	465,400	418,300

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



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/4/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	1,854	DETAIL ADJ	0.969
\$NLA(RCN)	\$199	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$3,954	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	390		41.99	16,375
EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	390		59.05	23,029
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	810	1963	149.86	121,390
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,044	1963	164.92	172,174
FLOOR COVER	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	165		74.40	12,276
INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	199		31.60	6,288
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP		1		6,017.00	6,017
FUEL SOURCE	99	N/A	1.00	F21	O	FPL 2S 1OP		1		6,819.00	6,819
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	368,322	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		U
EFF.YR/AGE 1999 / 22		
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$291,000	