

Key: 4100

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.555

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CURRENT OWNER				PARCEL ID				LOCATION			
255 BELMONT ST REALTY TRUST ROWLEY LYNNE P 255 BELMONT ST E BRIDGEWATER, MA 02333				93-117-0				255 BELMONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
255 BELMONT ST REALTY TRU ROWLEY LYNNE P				10/20/2020	A	100		53655-247			
				04/01/2002	QS	279,900		21825-041			

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	%
649	07/07/2004	6	CYCL GROWTH		09/29/2016	SD	0	0
		6	CYCL GROWTH		07/01/2013	LF	0	0
		3	ALTERATIONS	22,000	06/14/2005		100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,110 3	1.00	100	1.00	188,000	1.19	100	1.00	3	1.00	180,700

TOTAL	35,110 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E T 13828			LAND	180,700	164,400
Inf1	FACTOR 100		BUILDING	254,600	220,700		
Inf2	PHY 100		DETACHED	21,300	20,100		
			OTHER	0	0		
					<b>TOTAL</b>	<b>456,600</b>	<b>405,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70		336	59.02	13,900
SHF	A	1.00	40 0.60		200	20.44	2,500
CAB	A	1.00	40 0.60		220	36.97	4,900



40

(A)  
USF 0.75  
BAS  
BMU

24

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2016	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/16/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	339,493	
NET AREA	1,680	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		39.31	37,742	CONDITION ELEM	CD	
\$NLA(RCN)	\$202	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	960	1960	181.40	174,144	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	720	2004	164.84	118,687	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		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT		
				FUEL SOURCE	99	N/A	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1989 / 32
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$254,600