

Key: 4241

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.653

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
PACKER REALTY TRUST PACKER JESSICA TR 210 HARVARD ST E BRIDGEWATER, MA 02333				99-31-0				210 HARVARD ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PACKER REALTY TRUST				11/16/2018	A	1	50526-193					
PACKER ROBERT J & JANET L				05/01/1990	QS	139,900	9729-188					
GRAHAM EDWIN H & BARBARA				09/01/1967	QS		3390-447					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,800 3	1.00	100	1.00	188,000	1.41	100	1.00	3	1.00	175,260

LAND

TOTAL	28,800 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 2		LAND	175,300	159,400
Infl1	FACTOR 100		BUILDING	227,800	209,600		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
TOTAL			405,600	371,300			

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



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2013	LF
MODEL	1		RESIDENTIAL	LIST	7/14/2003	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/16/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	1,236	DETAIL ADJ	1.020
\$NLA(RCN)	\$252	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,081	
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		38.45	39,986
B	EPA	N	ENCLOSED PORCH	168		74.40	12,499
+	BAS	L	BASE AREA	1,236	1967	203.45	251,462
F11	O	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	312,045
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$227,800

