

Key: 4273

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.677

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
STARLING REGINA 651 N BEDFORD ST E BRIDGEWATER, MA 02333				100-17-0				651 N BEDFORD ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
STARLING REGINA				09/12/2014	QS	255,900	44732-160					
GOLD STAR HOMES LLC				03/21/2014	S	133,014	44165-265					
HSBC BANK USA				08/28/2013	L	192,000	43545-136					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890 7	1.00	100	1.00	178,600	3.40	100	1.00	7	0.95	151,810

LAND

TOTAL	10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE			LAND	151,800	138,100
Inf1	FACTOR 100		BUILDING	241,400	222,100		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	395,700	362,500

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2015	JL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/16/2013	ER
QUALITY	-	0.95	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Completely Renovated

G

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	301,765	
NET AREA	1,397	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	536		46.05	24,684	CONDITION ELEM	CD	
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	B	WDK	N	WOOD DECK	435		30.02	13,059	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,397	1955	183.49	256,329	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		5,716.20	5,716	KITCHEN	G	
				FLOOR COVER	99	N/A	1.00									BATHS	G	
				INT FINISH	99	N/A	1.00									HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U	
				FUEL SOURCE	99	N/A	1.00											
				ARPUD	0		1.00									EFF.YR/AGE	2001 / 20	
				AFFORDABLE	0		1.00									COND	20 20 %	
																	FUNC	0
																	ECON	0
																	DEPR	20 % GD 80
																	RCNLD	\$241,400

