

Key: 4274

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.678

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
DUNBAR CHRISTOPHER S & SIMMONS-DUNBAR BONNIE L				100-18-0				641 N BEDFORD ST				
641 N BEDFORD ST E BRIDGEWATER, MA 02333				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DUNBAR CHRISTOPHER S & LOTHROP PAMELA L				11/20/2018	QS	278,000	50540-263	
				LUCE ROGER H & LOIS R				06/03/2005	QS	284,000	30659-349	
								09/30/1998	A	100,000	16656-031	

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	%
BP-19-158	04/08/2019	51	FIELD REVIEW		08/14/2019	PW	0	0
		6	CYCL GROWTH		05/21/2019	SD	0	0
		3	ALTERATIONS	2,787			0	0
		6	CYCL GROWTH		08/26/2013	LF	0	0
		6	CYCL GROWTH		06/03/2005		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890	7	1.00	100	178,600	3.40	100	1.00	7	0.95	151,810

TOTAL	10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE			LAND	151,800	138,100
Infl1	FACTOR 100		BUILDING	210,000	193,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>361,800</b>	<b>331,400</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/16/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,128	DETAIL ADJ	1.020
\$NLA(RCN)	\$245	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,162
# 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	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
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	621		45.63	28,337
B	WDK	N	WOOD DECK	100		31.60	3,160
C	EPA	N	ENCLOSED PORCH	20		74.40	1,488
+	BAS	L	BASE AREA	1,128	1956	211.98	239,110

TOTAL RCN	276,257
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	
ELECT	U

EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD \$210,000

