**Key: 4435**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,820

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| STETLER DONALD J<br>& HAPPNIE KATHLEEN<br>418 WASHINGTON ST<br>E BRIDGEWATER, MA 02333 | 106-20-0 | 418 WASHINGTON ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| STETLER DONALD J | 11/21/1983 | QS | | 5511-458 |
| DAME WILLIAM R | | QS | | 1964-255 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

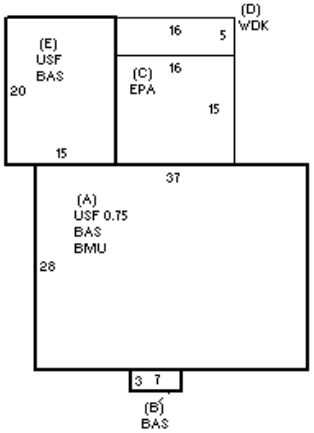
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 09/16/2013 | LS | 0 | 0 |
| | | 6 | CYCL GROWTH | | 10/18/2010 | SLB | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 43,560 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,000 | 1.00 | 100 | 1.00 | 3 | 1.00 | | | 188,000 |
| 300 | A | 1.350 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | | | 7,700 |

| TOTAL | 2.350 Acres | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | C/W 21/ T 13555 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 195,700 | 178,000 |
| BUILDING | 295,800 | 253,700 |
| DETACHED | 8,800 | 8,400 |
| OTHER | 0 | 0 |
| TOTAL | **500,300** | **440,100** |




## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| IPV | A | 1.00 | 30 | 0.70 | | 1998 | 648 | 19.48 | 8,800 |

PHOTO 09/23/2013

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.00 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/16/2013 | LS |
| LIST | | |
| REVIEW | 4/18/2013 | ER |

| YEAR BLT | 1770 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,434 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $179 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 5 | $3,400 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 5 | BRICK/STONE | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,036 | | 38.48 | 39,868 |
| + | USF | L | UPPER STORY FIN | 1,077 | 1770 | 141.84 | 152,758 |
| + | BAS | L | BASE AREA | 1,357 | 1770 | 156.08 | 211,805 |
| C | EPA | N | ENCLOSED PORCH | 240 | | 74.40 | 17,856 |
| D | WDK | N | WOOD DECK | 80 | | 31.60 | 2,528 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 435,034 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | U |
| ELECT | |

| EFF.YR/AGE | 1970 / 51 | | |
|---|---|---|---|
| COND | 32 | 32 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 32 | % GD | 68 |
| RCNLD | | | $295,800 |