

Key: 4652

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.974

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION			
KALAIJIAN JONATHAN 182 WASHINGTON ST E BRIDGEWATER, MA 02333				116-12-0				182 WASHINGTON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KALAIJIAN JONATHAN				04/23/2021	QS	480,000	54846-302				
CHANDLER GARY D & ELAINE				10/21/1996	A	1	14727-332				
CHANDLER GARY E ET ALS				09/13/1985	QS		6308-228				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		07/01/2021	SD	0	0
		51	FIELD REVIEW		09/16/2013	LS	0	0
		6	CYCL GROWTH		10/18/2010	SLB	0	0

LEGALS AND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,115 3	1.00	100	1.00	188,000	1.11	100	1.00	3	1.00	183,300

TOTAL	38,115 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	183,300	166,700
Inf1	FACTOR 100		BUILDING	266,400	228,800		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>452,200</b>	<b>397,800</b>

DETACHED

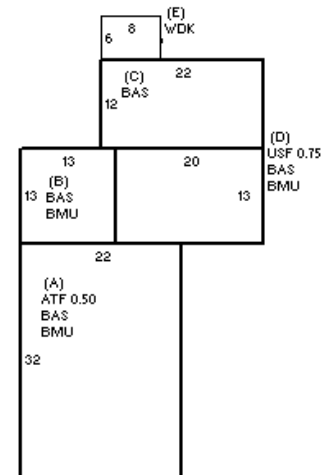
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60	1995	200	20.44	2,500	07/01/2021



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2021	SD
MODEL	1		RESIDENTIAL	LIST	7/1/2021	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	350,494
NET AREA	1,944	DETAIL ADJ	0.980	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,133		37.55	42,539		
\$NLA(RCN)	\$180	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	ATF	L	ATTIC FINISH	352	1900	106.14	37,361		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,397	1900	164.06	229,189		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	USF	L	UPPER STORY FIN	195	1900	149.08	29,071		
				FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	48		31.60	1,517		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				HEATING/COOLING	5	ELECTRIC BB	0.99										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$266,400