

Key: 4663

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.983

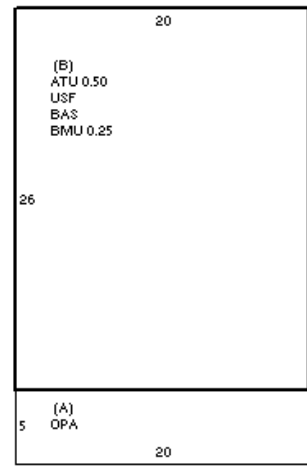
LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
RIVERA LUIS 89 WASHINGTON ST E BRIDGEWATER, MA 02333				116-26-0				89 WASHINGTON ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RIVERA LUIS				08/04/2020	QS	315,000	53193-289					
LAUZON LEONARD				06/30/2004	QS	265,000	28579-046					
KELLEY SHANNON L &				10/29/1999	QS	127,000	17997-212					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,939 3	1.00	100	1.00	188,000	2.70	100	1.00	3	1.00	162,430

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-20-396	08/10/2020	6	CYCL GROWTH		01/20/2021	SD	0	0
BP-19-61	03/11/2019	3	ALTERATIONS	25,000	02/17/2021	SLB	100	100
		3	ALTERATIONS	2,500	06/17/2020	SLB	100	100
		51	FIELD REVIEW		09/16/2013		0	0
		6	CYCL GROWTH		07/22/2010		100	100

TOTAL	13,939 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	162,400	147,700
Inf1	FACTOR 100		BUILDING	153,900	145,700		
Inf2	PHY 100		DETACHED	27,500	26,100		
			OTHER	0	0		
					TOTAL	343,800	319,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
GFU	A	1.00	50 0.50	24X36	2009	57.96	25,000



BUILDING	CD	ADJ	DESC	MEASURE	2/17/2021	SLB
MODEL	1		RESIDENTIAL	LIST	2/17/2021	SLB
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	0.927
\$NLA(RCN)	\$218	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$1,891
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	A	OPA	N	OPEN PORCH	100		42.70	4,270
EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	130		52.05	6,767
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	520	1880	200.24	104,124
ROOF COVER	1	ASP SHINGLES	1.00	B	USF	L	UPPER STORY FIN	520	1880	181.96	94,621
FLOOR COVER	99	N/A	1.00	B	ATU	N	ATTIC UNF	260		30.30	7,878
INT FINISH	99	N/A	1.00	B	F21	O	FPL 2S 1OP	1		6,819.00	6,819
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	226,370
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	V
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1970 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$153,900

BU I L D I N G