

Key: 4815

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.102

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
25 WASHINGTON ST REALTY TRUST DAVIS BRIAN F & ANITA 21 IRVING ST REVERE, MA 02151				125-3-0				25 WASHINGTON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
25 WASHINGTON ST REALTY T				11/08/2017	A	1	49154-276				
DAVIS BRIAN F & ANITA				07/03/2015	A	10	45757-304				
DAVIS BRIAN F				06/03/2014	A	10	44383-298				

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	%
876	11/22/2004	6	CYCL GROWTH	9,000	10/10/2018	SD	0	0
156	03/25/2002	51	FIELD REVIEW		09/16/2013		0	0
		6	CYCL GROWTH		07/22/2010		100	100
		3	ALTERATIONS		06/01/2005	SLB	100	100
		6	CYCL GROWTH		03/25/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	29,040 3	1.00	100	1.00	100	1.00	188,000	1.40	100	1.00	3	1.00		175,470

DETACHED

TOTAL	29,040 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E T 14394	LAND		175,500	159,600	159,600
Inf1	FACTOR 100		BUILDING		199,600	196,800	196,800
Inf2	PHY 100		DETACHED		0	0	0
			OTHER		0	0	0
				TOTAL	375,100	356,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/18/2018

BUILDING	CD	ADJ	DESC	MEASURE	10/10/2018	SD
MODEL	1		RESIDENTIAL	LIST	10/10/2018	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%]			

YEAR BLT	1860	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	399,280
NET AREA	2,300	DETAIL ADJ	0.990	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,016		38.69	39,310		
\$NLA(RCN)	\$174	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	762	1860	142.77	108,790		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,538	1860	157.11	241,634		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	ENT	N	ENCLOSED ENTRY	24		81.08	1,946		
				FLOOR COVER	99	N/A	1.00	F	OPA	N	OPEN PORCH	40		42.70	1,708		
				INT FINISH	99	N/A	1.00	G	WDK	N	WOOD DECK	16		31.63	506		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

COND	50	%	GD	50
EFF.YR/AGE	1958	/	63	
COND	50	%	GD	50
FUNC	0			
ECON	0			
DEPR	50	%	GD	50
RCNLD				\$199,600

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