

Key: 4855

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.139

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
IRELAND CHRISTINA M 79 WINTER ST E BRIDGEWATER, MA 02333				127-28-0				79 WINTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
IRELAND CHRISTINA M				01/05/2012	A	1	40828-174				
GORDON JAMES S & CHRISTIN				02/26/1996	A	1	14161-030				
GORDON JAMES S & IRELAND				11/20/1992	QS	146,500	11440-059				

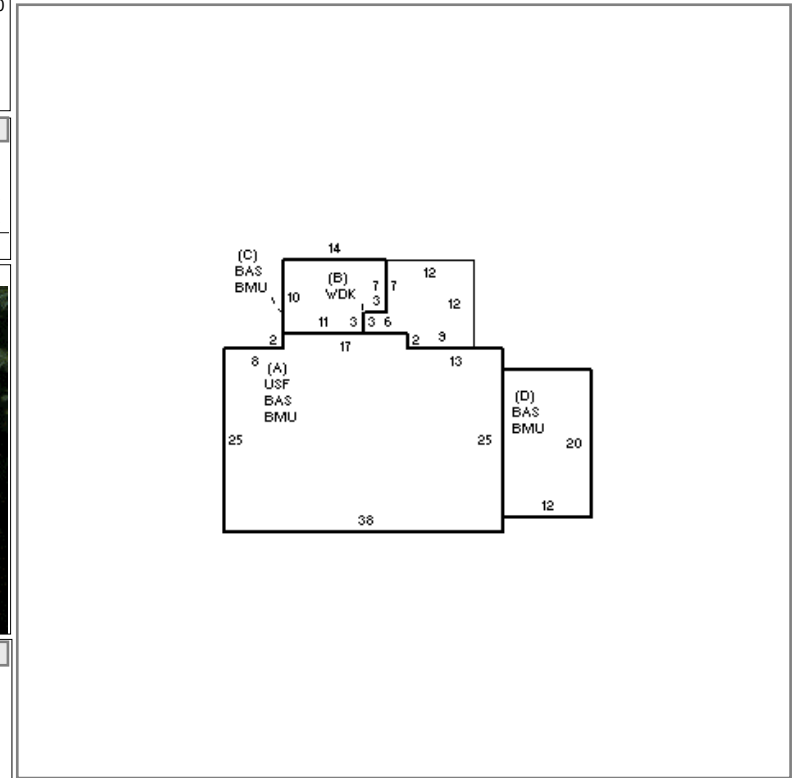
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-388	08/16/2022	3	ALTERATIONS	9,000				0
BP-19-455	12/12/2019	3	ALTERATIONS	10,578				0
		6	CYCL GROWTH		09/09/2013	LF		0

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					
300	A	0.080 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP 1.00					
TOTAL											1.080 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh											RES 3	NOTE	LAND	188,500	171,400		
Infl1											FACTOR 100		BUILDING	232,500	207,900		
Infl2											PHY 100		DETACHED	0	0		
											OTHER		0	0			
TOTAL													421,000	379,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	407,823
NET AREA	2,339	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,355		35.95	48,711	CONDITION ELEM	CD
\$NLA(RCN)	\$174	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,355	1951	153.10	207,452	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	984	1951	139.13	136,901	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	147		31.60	4,645	KITCHEN	
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1963 / 58
																COND	43 43 %
																FUNC	0
																ECON	0
																DEPR	43 % GD 57
																RCNLD	\$232,500