

Key: 4980

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.253

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON BRIAN P & CRYSTAL 646 HARVARD ST E BRIDGEWATER, MA 02333				107-8-01-0				646 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON BRIAN P & CRYSTAL				12/18/2019	P	160,000	52112-196				
COOTS FREDERICK J				11/29/1955	QS		2465-163				

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-21-3	01/05/2021	7	DETACHED BLD	1,000	09/03/2021	SD	0	0
BP-19-441	11/25/2019	1	NEW CONST	280,000	06/11/2020	SD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,386 3	1.00	100	1.00	188,000	1.13	100	1.00	3	1.00	182,670

TOTAL	37,386 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 5116	LAND	182,700	166,200
Infl1	FACTOR 100			BUILDING	416,600	362,800
Infl2	PHY 100			DETACHED	5,200	5,000
				OTHER	0	0
				TOTAL	604,500	534,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 16X20	2021	320	18.07	5,200



(B)
w/DK

16

14

(A)
BMF 0.80
BMU 0.20
USF 0.60
BAS

26

48

BUILDING	CD	ADJ	DESC	MEASURE	6/11/2020	SD
MODEL	1		RESIDENTIAL	LIST	6/11/2020	SD
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW		
QUALITY		1.00	[100%]			
FRAME		1.00	[100%]			

BLDG COMMENTS

YEAR BLT	2020	SIZE ADJ	1.000
NET AREA	1,997	DETAIL ADJ	1.081
\$NLA(RCN)	\$211	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	0	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	10	\$7,351	
# UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	0		1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,248	2020	179.27	223,731
A	USF	L	UPPER STORY FIN	749	2020	162.91	122,018
A	BMU	N	BSMT UNFINISHED	250		36.64	9,161
A	BMF	N	BSMT FINISH-SEP	998		51.53	51,430
B	WDK	N	WOOD DECK	224		31.60	7,078

TOTAL RCN	420,769
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2020 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$416,600