

Key: **5203**

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.458

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
FAHERTY FAMILY TRUST 80 ELIAB LATHAM WAY E BRIDGEWATER, MA 02333				18-7-19-0				80 ELIAB LATHAM WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FAHERTY FAMILY TRUST				03/02/2020	A	100	52415-119					
FAHERTY JOHN C &				10/01/2004	N	485,000	29187-329					
PAYTON DAVID W & TARA				05/11/2001	D	282,000	19816-251					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,203 6	1.00	100	1.00	244,400	1.53	100	1.00	6	1.30	224,920

LAND

TOTAL	26,223 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 6	NOTE LOT 19A/ ESMT			LAND	224,900	188,800
Inf1	FACTOR 100		BUILDING	315,300	281,000		
Inf2	PHY 100		DETACHED	12,900	12,200		
					OTHER	0	0
					TOTAL	553,100	482,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	8X10	2004	80	20.44	1,500
IPV	A	1.00	10 0.90		2008	648	19.48	11,400

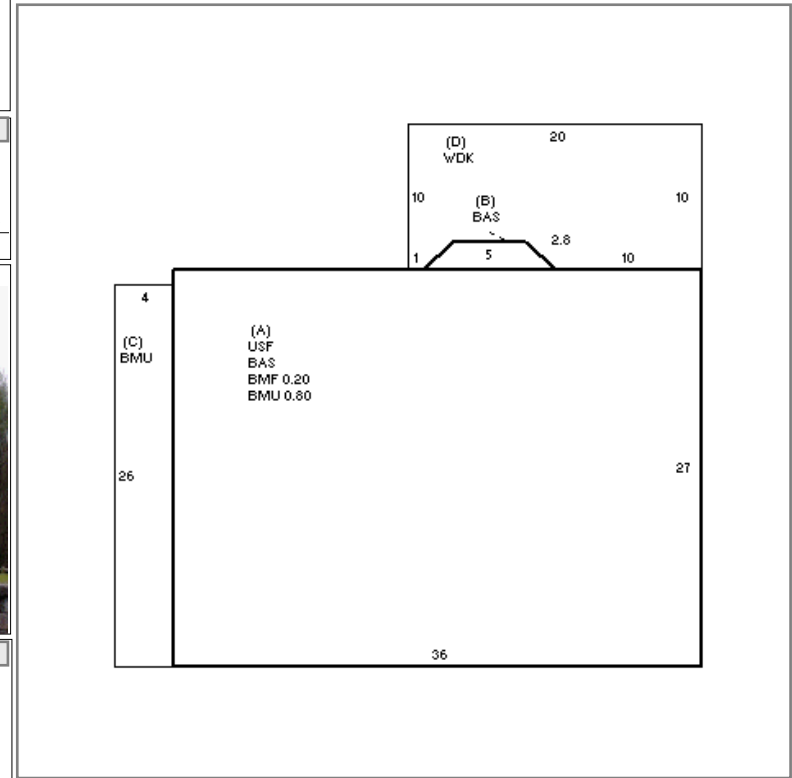


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/15/2014	LF
MODEL	1		RESIDENTIAL	LIST	4/30/2002	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/23/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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	%
93		6	CYCL GROWTH		10/15/2014	LF	0	0
1985	08/27/2007	8	POOL	10,000	05/27/2008	SLB	0	0
	01/16/2001	1	NEW CONST	150,000	04/30/2002		100	100



BUILDING

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,128
NET AREA	1,958	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	882		39.97	35,253		
\$NLA(RCN)	\$201	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	194		56.21	10,905		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	972	2001	157.49	153,077		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	986	2001	173.31	170,879		
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	186		33.18	6,172		
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,166.15	4,332		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 2001 / 20	
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$315,300