

Key: 5253

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.491

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EATON JUSTIN R & ALICE R 494 W UNION ST E BRIDGEWATER, MA 02333				53-42-02-0				494 W UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EATON JUSTIN R & ALICE R				02/07/2020	QS	499,900	52324-257				
J AND B PARTNERSHIP				06/14/2019	H	331,600	51230-151				
HOLBROOK KENNETH G HEIRS				11/16/2012	A	1	42249-096				

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-19-210	06/19/2019	99	OTHER		01/07/2021	SD		0
		51	FIELD REVIEW		10/02/2019	SD		0
		3	ALTERATIONS	85,000	10/22/2019	SD		0
		6	CYCL GROWTH		07/22/2013	LF		0
		5	SPLIT/SUB		08/06/2002	CAR	100	0

LAND

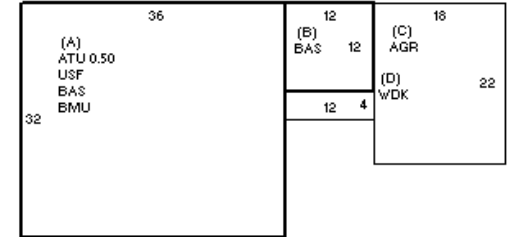
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	43,560 3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	1,962 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	11,180

DETACHED

TOTAL	2.962 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE	LAND	199,200	181,200		
Inf1	FACTOR 100	BUILDING		419,000	373,700			
Inf2	PHY 100	DETACHED		0	0			
		OTHER		0	0			
			TOTAL	618,200	554,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/03/2019



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/2/2019	SD
MODEL	1		RESIDENTIAL	LIST	10/2/2019	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/24/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,406		
NET AREA	2,448	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,152		37.41	43,092	CONDITION ELEM	CD		
\$NLA(RCN)	\$188	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,152	1989	138.56	159,623	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	576		30.30	17,453	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,296	1989	152.48	197,613	KITCHEN	G		
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	396		74.83	29,634	BATHS	G		
				INT FINISH	99	N/A	1.00	D	WDK	N	WOOD DECK	48		31.60	1,517	HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	O	FPL 2S 10P	1		6,819.00	6,819	ELECT	U		
				FUEL SOURCE	99	N/A	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	2012 / 9
																		COND	9 9 %
																		FUNC	0
																		ECON	0
																		DEPR	9 % GD 91
																		RCNLD	\$419,000