

Key: 601

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 532

LEGAL

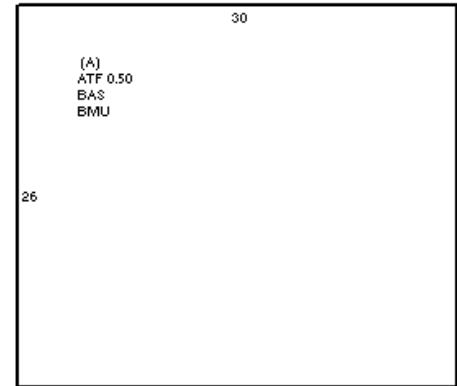
CURRENT OWNER				PARCEL ID				LOCATION				
FLEMING RYAN & SARA 1098 PLYMOUTH ST E BRIDGEWATER, MA 02333				9-14-0				1098 PLYMOUTH ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FLEMING RYAN & SARA				12/16/2020	QS	365,000	54014-226					
DOWNS JOHN R JR & ELIZABE				11/19/2010	R	257,500	39291-8					
WINWIN PROPERTIES LLC				09/14/2010	H	130,000	38972-97					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,400	7	1.00	100	1.00	100	1.00	7	0.95		153,050

LAND

TOTAL	12,400 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE C/W 17			LAND	153,100	139,200
Inf1	FACTOR 100		BUILDING	192,500	165,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	345,600	304,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/27/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS extensive renovations done in 2010		
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	253,229																								
NET AREA	1,170	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		41.99	32,750																										
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	780	1956	204.34	159,383																										
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	390	1956	132.20	51,557																										
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819																										
				FLOOR COVER	99	N/A	1.00																																		
				INT FINISH	99	N/A	1.00																																		
				HEATING/COOLING	1	FORCED AIR	1.00																																		
				FUEL SOURCE	99	N/A	1.00																																		
				ARPUD	0		1.00																																		
				AFFORDABLE	0		1.00																																		
				<table border="1"> <thead> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> </thead> <tbody> <tr> <td>STORIES</td> <td>1.5</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td>6</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td>2</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td>1</td> <td>1.00</td> </tr> <tr> <td># 1/2 BATHS</td> <td>0</td> <td>1.00</td> </tr> <tr> <td>TOT FIXTURES</td> <td>4</td> <td>\$2,720</td> </tr> <tr> <td># UNITS</td> <td>1</td> <td>1.00</td> </tr> </tbody> </table>														CAPACITY	UNITS	ADJ	STORIES	1.5	1.00	ROOMS	6	1.00	BEDROOMS	2	1.00	BATHROOMS	1	1.00	# 1/2 BATHS	0	1.00	TOT FIXTURES	4	\$2,720	# UNITS	1	1.00
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																BATHS																									
																HEAT																									
																ELECT																									
																EFF.YR/AGE	1990 / 31																								
																COND	24 24 %																								
																FUNC	0																								
																ECON	0																								
																DEPR	24 % GD 76																								
																RCNLD	\$192,500																								