

Key: 6358

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.758

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION			
BESSETTE MATTHEW J & SHELLY R HAPPYGOOSE NOMINEE TRUST 50 WATERMAN ST E BRIDGEWATER, MA 02333				74-51-01-0				50 WATERMAN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BESSETTE MATTHEW J & SHEL				10/05/2011	A	1	40407-110				
BESSETTE MATTHEW J & SHEL				10/30/1998	A	1	16762-279				
BESSETTE MATTHEW J & AHEA				04/22/1997	QS	165,000	15109-319				

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 %
17		6	CYCL GROWTH		09/12/2013	LF	0 0
744	05/04/2005	3	ALTERATIONS	8,000	06/06/2006	SLB	100 100
721	08/21/2002	3	ALTERATIONS	5,000	06/18/2004	SLB	100 100
	08/01/2002	3	ALTERATIONS	17,000	07/07/2003	KB	100 100


LAND

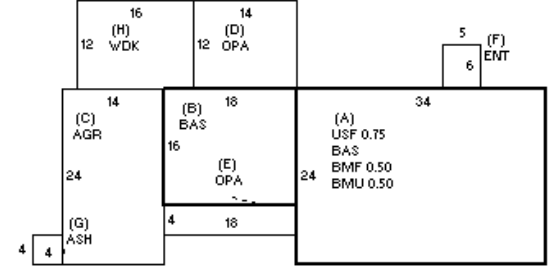
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	1.00	100	1.00	3	1.00		188,000

DETACHED

TOTAL	43,560 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	188,000	171,000
Inf1	FACTOR 100		BUILDING	286,600	247,500		
Inf2	PHY 100		DETACHED	20,900	19,800		
			OTHER	0	0		
					TOTAL	495,500	438,300

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60		200	20.44	2,500	09/12/2013 
IPV	A	1.00	10 0.90	2002	648	19.48	11,400	
WSH	A	1.00	60 0.40	2005	500	35.10	7,000	



BUILDING	CD	ADJ	DESC	MEASURE	9/12/2013	LF
MODEL	1		RESIDENTIAL	LIST	7/7/2003	KB
STYLE	4	1.00	CAPE [100%]	REVIEW	4/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	392,569
NET AREA	1,716	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	408		41.36	16,876		
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	408		58.17	23,733		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1977	162.11	99,212		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	1,104	1977	178.39	196,948		
				FLOOR COVER	99	N/A	1.00	+ AGR	N	ATT GARAGE	336			78.76	26,465		
				INT FINISH	99	N/A	1.00	+ OPA	N	OPEN PORCH	240			42.70	10,248		
				HEATING/COOLING	2	HOT WATER	1.02	F	ENT	N	ENCLOSED ENTRY	30		81.10	2,433		
				FUEL SOURCE	99	N/A	1.00	G	ASH	N	ATT SHED	16		18.75	300		
				ARPUD	0		1.00	H	WDK	N	WOOD DECK	192		31.60	6,067		
				AFFORDABLE	0		1.00	F21	O	FPL 2S 1OP	1		6,819.00	6,819			

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$286,600