Key: 849

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 711

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BAIRD TRUST BAIRD BARBARA J & WILLIAM E TR 774 BRIDGE ST E BRIDGEWATER, MA 02333	18-27-0	774 BRIDGE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BAIRD TRUST	07/13/2017	A	1	48658-230
BAIRD WILLIAM E & BARBARA	10/04/1976	QS		4204-443

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

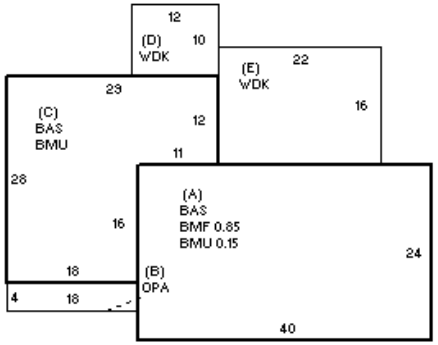
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		07/07/2016	SD	0	0
1600	06/27/2013	3	ALTERATIONS	11,000	11/13/2013		0	0
		6	CYCL GROWTH		05/15/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,200	3 1.00	100 1.00	100 1.00	188,000	1.64	100 1.00	3 1.00			171,290

TOTAL	24,200 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 11669		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	171,300	155,800
BUILDING	274,200	252,400
DETACHED	0	0
OTHER	0	0
TOTAL	**445,500**	**408,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/08/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/7/2016	SD
LIST		
REVIEW	3/21/2013	ER

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,596	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,080
# UNITS	1	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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	780		34.73	27,093
A	BMF	N	BSMT FINISH-SEP	816		48.85	39,861
A	BAS	L	BASE AREA	960	1968	179.60	172,416
B	OPA	N	OPEN PORCH	72		42.69	3,074
C	BAS	L	BASE AREA	636	1987	179.60	114,226
+	WDK	N	WOOD DECK	472		31.60	14,915

TOTAL RCN	375,665

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		$274,200