Key: 939

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 792

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAVCO SUSAN 95 EAST ST E BRIDGEWATER, MA 02333	21-4-0	95 EAST ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DAVCO SUSAN	09/02/2020	QS	459,000	53374-106
PROCTOR WAYNE A & PAULA F	09/30/2016	QS	370,000	47542-342
CHIARDONNA ANTHONY E III	02/02/2010	A	1	38204-29

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

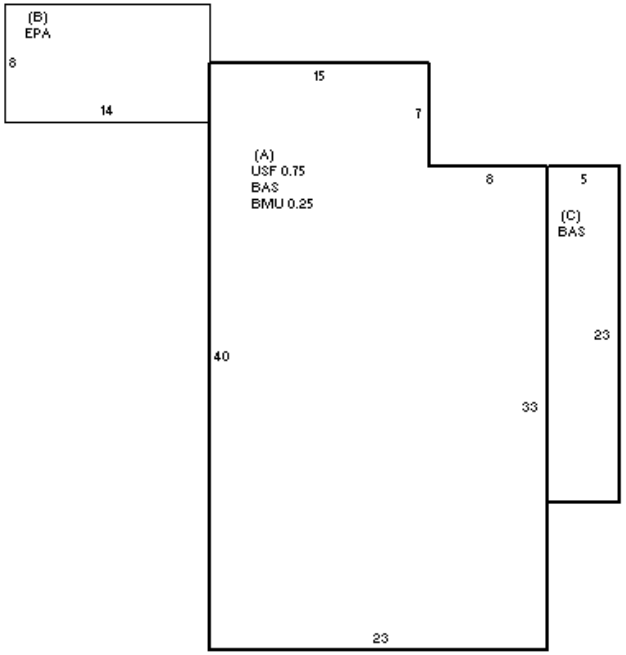
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		03/17/2020	SD	0	0
BP-19-88	03/28/2019	3	ALTERATIONS	12,444			0	0
		51	FIELD REVIEW		07/05/2017	PW	0	0
		6	CYCL GROWTH		06/02/2017	SD	0	0
		6	CYCL GROWTH		10/09/2013		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,039	3 1.00	100 1.00	100 1.00	188,000	1.71	100 1.00	3 1.00			170,290

TOTAL	23,039 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	PLAN 95-108 LOT 4		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	170,300	154,900
BUILDING	271,100	257,000
DETACHED	12,800	12,200
OTHER	0	0
TOTAL	**454,200**	**424,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90			200	70.91	12,800

PHOTO 06/07/2017

BLDG COMMENTS

Updated throughout

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/5/2017	PW
LIST	6/12/2003	KB
REVIEW	3/21/2013	ER

YEAR BLT	1840	SIZE ADJ	1.000
NET AREA	1,627	DETAIL ADJ	0.918
$NLA(RCN)	$185	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,932
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	216		54.65	11,805
A	USF	L	UPPER STORY FIN	648	1840	156.25	101,248
B	EPA	N	ENCLOSED PORCH	112		78.12	8,750
+	BAS	L	BASE AREA	979	1840	171.94	168,331
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	301,226

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$271,100