

Key: 941

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 794

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CULLINAN JOHN R & DONNA M 75 EAST ST E BRIDGEWATER, MA 02333				21-6-0				75 EAST ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CULLINAN JOHN R & DONNA M				08/13/1999	N	197,500	17766-306				
ASSOCIATES RELOCATION MNG				08/12/1999	B	1	17766-304				
ORCUTT TIMOTHY M & ELLEN				01/17/1995	QS	124,888	13376-217				

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,670 3	1.00	100	1.00	188,000	2.58	100	1.00	3	1.00	163,070

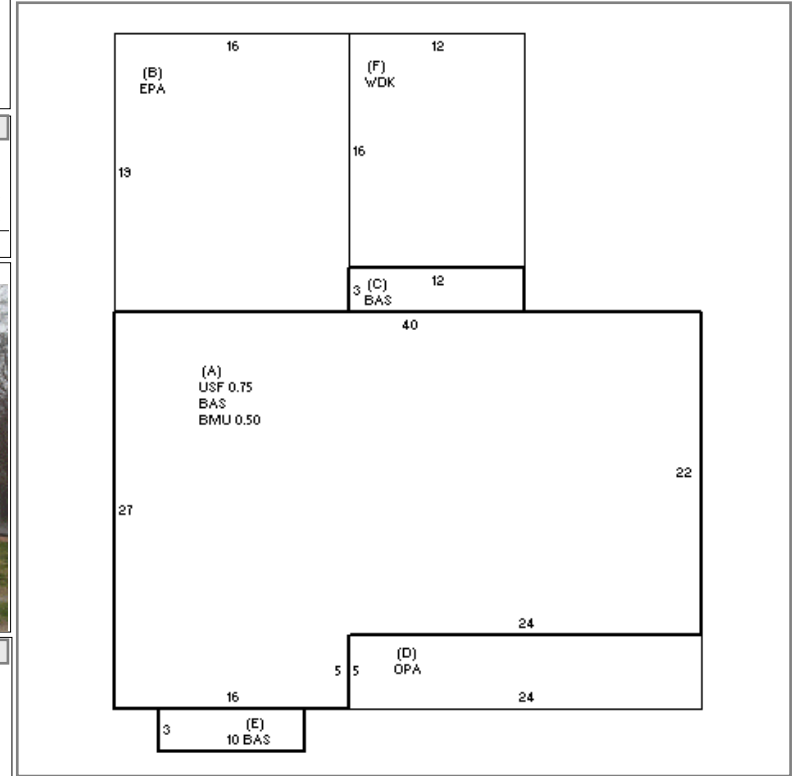
TOTAL	14,680 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	163,100	148,300		
Infl1	FACTOR 100		BUILDING	164,000	161,100		
Infl2	PHY 100		DETACHED	6,500	6,100		
			OTHER	0	0		
		TOTAL		333,600	315,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	1998	200	20.44	2,500
HTB	A	1.00	30 0.70		1	5,773.60	4,000

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2020	SD
MODEL	1		RESIDENTIAL	LIST	3/20/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/21/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1860	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	328,013
NET AREA	1,746	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	480		50.90	24,434		
\$NLA(RCN)	\$188	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	720	1860	144.88	104,316		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	304		74.40	22,618		
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,026	1860	159.44	163,581		
ROOMS	8	1.00		FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	120		42.70	5,124		
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	192		31.60	6,067		
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02										
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	3	\$1,873		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										

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 %
1403	12/03/2012	6	CYCL GROWTH		03/23/2020	SD	0 0
		3	ALTERATIONS	9,035	12/03/2012	LFF	0 100
378	07/17/2008	6	CYCL GROWTH		12/03/2012	LF	0 0
429	02/23/2006	8	POOL	7,000	04/22/2009		0 0
		3	ALTERATIONS	8,600	06/11/2007	SLB	100 100



BLDG COMMENTS

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF. YR/AGE 1958 / 63	
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$164,000