Key: 1006

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 842

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BERGERON WILFRED J 4 KEENE LN E BRIDGEWATER, MA 02333	22-23-0	4 KEENE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERGERON WILFRED J	02/13/2013	A	100	42674-143
BERGERON WILFRED J & DORO	01/16/1962	QS		2910-251

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	%
BP-21-91	03/10/2021	3	ALTERATIONS	8,000	05/06/2021	SLB	100	100
		6	CYCL GROWTH		11/12/2020	SD	0	0
		6	CYCL GROWTH		05/09/2013	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	10,890	3	1.00	100	1.00	100	1.00	141,000	3.40	75	0.75	3	1.00			119,850
300	A	0.573	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			3,270

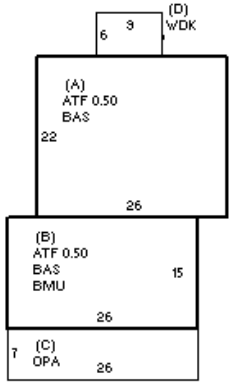
TOTAL	35,830 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 7374 C/W 22/24		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	123,100	112,000
BUILDING	90,400	90,400
DETACHED	15,900	15,100
OTHER	0	0
TOTAL	**229,400**	**217,500**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60	0.40			600	51.35	12,300
SHF	A	1.00	40	0.60			200	20.44	2,500
GZB	A	1.00	60	0.40			80	34.62	1,100

PHOTO 05/06/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/6/2021	SLB
LIST	5/6/2021	SLB
REVIEW	3/22/2013	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,443	DETAIL ADJ	0.918
$NLA(RCN)	$174	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,121
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	962	1900	171.43	164,915
+	ATF	L	ATTIC FINISH	481	1900	110.91	53,347
B	BMU	N	BSMT UNFINISHED	390		52.05	20,300
C	OPA	N	OPEN PORCH	182		42.70	7,771
D	WDK	N	WOOD DECK	54		31.59	1,706

TOTAL RCN 251,160

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1951 / 70		
COND	64	64 %	
FUNC	0		
ECON	0		
DEPR	64	% GD	36
RCNLD	$90,400		