

Key: 1518

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.277

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION			
FREDA BRIAN C & TIMPERMAN-FREDA AMANDA J 40 FIELDCREST DR E BRIDGEWATER, MA 02333				37-56-0				40 FIELDCREST DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FREDA BRIAN C & TIMPERMAN				05/10/2021	A	1	54943-082				
FREDA BRIAN C & TIMPERMAN				05/29/2015	QS	375,000	45608-111				
GENTILE STEPHEN A & MICHE				12/05/2006	QS	365,000	33782-243				

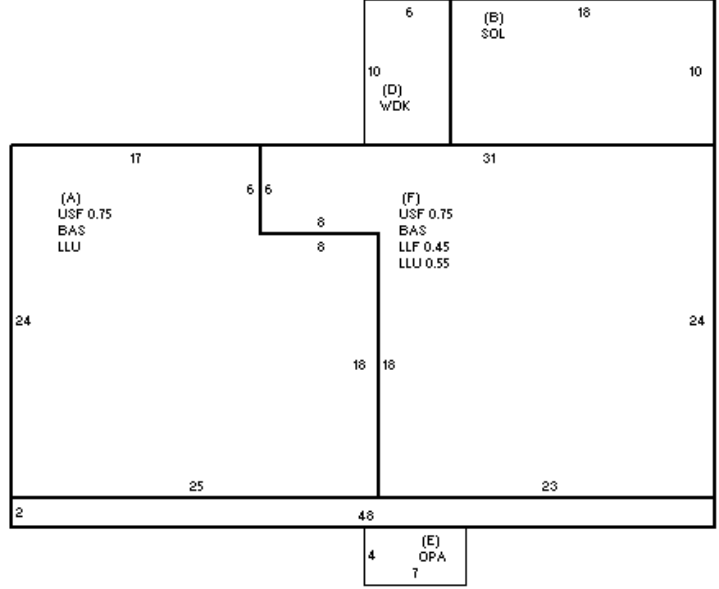
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
51			FIELD REVIEW		05/18/2016	PW	0	0
6			CYCL GROWTH		03/18/2016	SD	0	0
51			FIELD REVIEW		10/29/2013	SLB	0	0
6			CYCL GROWTH		06/17/2013	LF	0	0
6			CYCL GROWTH		06/03/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,900	5	1.00	100	1.00	100	1.00	5	1.20		222,840

DETAILED

TOTAL	40,900 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	N O T E	LOT 20		LAND	222,800	194,200
Inf1	FACTOR 100		BUILDING	329,900	283,700		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	555,200	480,200		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/21/2016
SHF	A	1.00	40 0.60	1992	200	20.44	2,500		

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
RAISED CAPE/lofted split		

BLDG

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	439,830
NET AREA	2,292	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	882		57.85	51,025		
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	13	STONE VENEER	1.05	+	USF	L	UPPER STORY FIN	864	1988	142.20	122,863		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	SOL	L	SOL/ 3 SEASON	180	1988	109.72	19,750	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,248	1988	156.49	195,294			
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	60		31.60	1,896			
BEDROOMS	4	1.00	INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	28		42.71	1,196			
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	F	LLF	N	LOWER LEVEL FIN	270		112.02	30,245			
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,063.00	4,126			
TOT FIXTURES	9	\$6,616	ARPUD	0		1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819			
# UNITS	1	1.00	AFFORDABLE	0		1.00											

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1989 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$329,900