

Key: 1934

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.657

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION			
NEWHALL ROBERT A & HEIDI J 34 SPEAR AV E BRIDGEWATER, MA 02333				50-20-0				34 SPEAR AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
NEWHALL ROBERT A & HEIDI				09/09/1998	G	60,000		16586-130			
OAKLEY PETER T				08/07/1998	N	80,000		16485-131			
NIELSEN JOHN A				09/13/1956	QS	2523-353					

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	%
799	12/15/2006	6	CYCL GROWTH		07/31/2015	SD	100	100
767	11/14/2006	6	CYCL GROWTH		05/15/2007	SLB	0	0
		3	ALTERATIONS	3,000	05/15/2007		100	100
		7	DETACHED BLD	15,000	05/15/2007		100	100

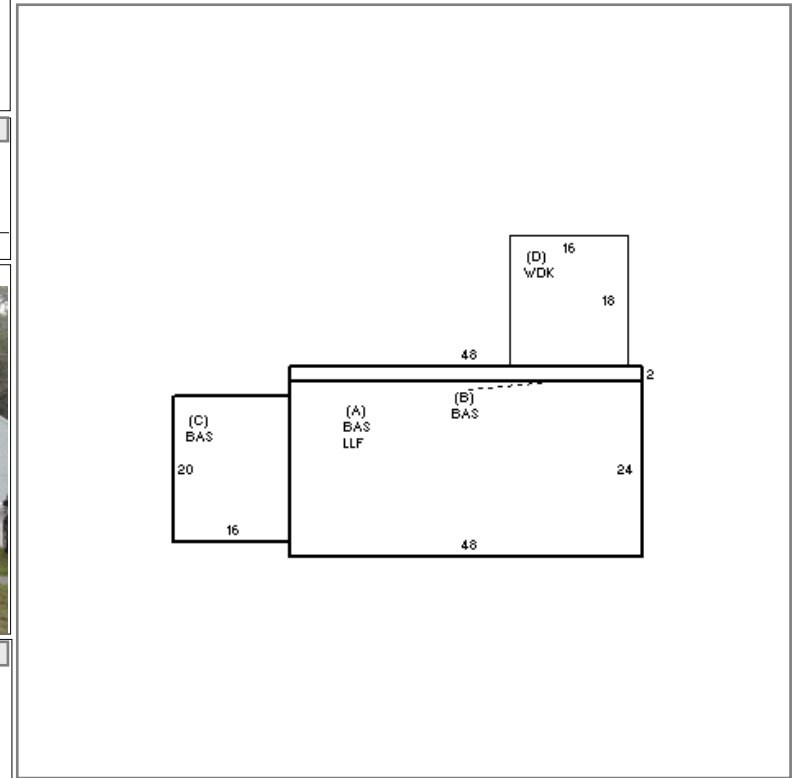
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,348 3	1.00	100	1.00	188,000	1.19	100	1.00	3	1.00	180,920

TOTAL	35,348 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	180,900	164,600
Inf1	FACTOR 100		BUILDING	320,800	276,700		
Inf2	PHY 100		DETACHED	40,100	38,100		
			OTHER	0	0		
					<b>TOTAL</b>	<b>541,800</b>	<b>479,400</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	+	1.10 40 0.60		1999	576	108.93	37,600
SHF	A	1.00 40 0.60		1999	200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/31/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	411,306
NET AREA	1,568	DETAIL ADJ	1.092	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	N	LOWER LEVEL FIN	1,152	1998	118.33	136,321		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,568		165.31	259,201		
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	288		31.60	9,101		
				ROOF COVER	1	ASPH SHINGLES	1.00										
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	\$6,683
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1998 / 23
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$320,800
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