

Key: 1943

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.665

LEGALLAND

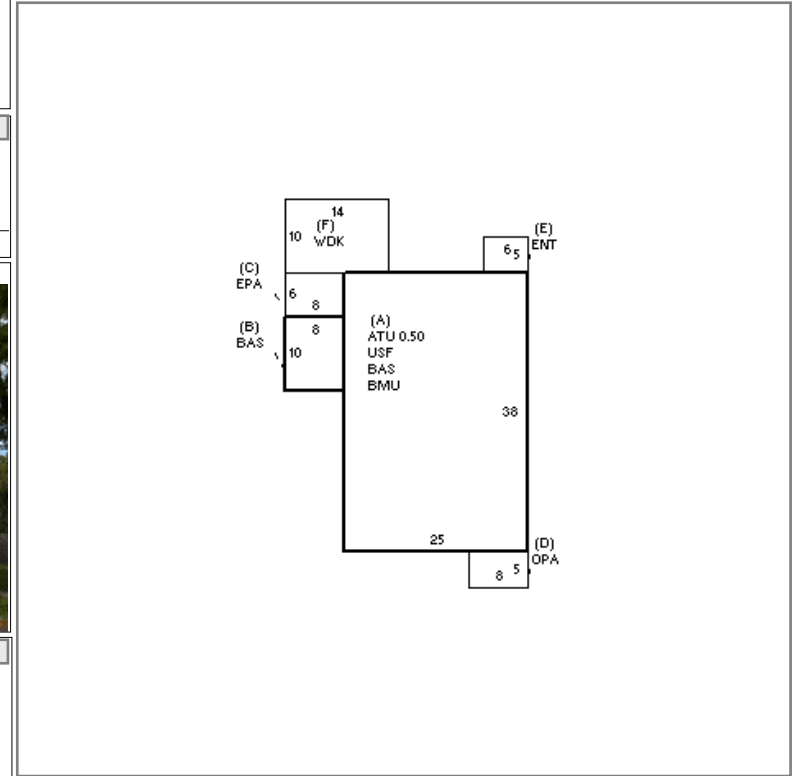
CURRENT OWNER				PARCEL ID				LOCATION			
NEWHALL DEREK R 25 SPEAR AVE E BRIDGEWATER, MA 02333				50-35-0				25 SPEAR AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEWHALL DEREK R				03/01/2021	QS	400,000	54493-204				
OAKLEY PETER T				07/08/2008	O	200,000	36161-211				
ANDERSON BRYAN ERIC				04/01/1985	QS		6033-292				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
422	09/02/2008	99	OTHER		06/23/2021	SD	0	0
		6	CYCL GROWTH		07/09/2014		0	0
		3	ALTERATIONS		04/17/2009		0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,374 3	1.00	100	1.00	169,200	2.62	90	0.90	3	1.00	146,530

TOTAL	14,374 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 13976		LAND	146,500	133,300
Infl1	FACTOR 100		BUILDING	210,100	202,400		
Infl2	PHY 100		DETACHED	5,000	4,600		
			OTHER	0	0		
			TOTAL		361,600	340,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
SHF	A	1.00	40 0.60	1994	200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2014	NA
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	389,122
NET AREA	1,980	DETAIL ADJ	1.019	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	950		39.45	37,481		
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	950	1800	154.05	146,346		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	475		30.30	14,393		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,030	1800	169.52	174,608		
				FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	48		74.40	3,571		
				INT FINISH	99	N/A	1.00	D	OPA	N	OPEN PORCH	40		42.70	1,708		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	ENT	N	ENCLOSED ENTRY	30		81.10	2,433		
				FUEL SOURCE	99	N/A	1.00	F	WDK	N	WOOD DECK	140		31.60	4,424		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1960 / 61
COND	46 46%
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	\$210,100