

Key: 2392

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.072

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ZAVAL SHELDON c/o ED ZAVAL 4 MASCONOMO ST MANCHESTER, MA 01944				59-99-0				76 SHERWOOD CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZAVAL SHELDON				05/26/2016	A	100	46973-262				
ZAVAL SHELDON & IRENE H				05/26/1976	QS		4164-086				
BELMORE FRANCIS C & BARBA				09/30/1959	QS		2711-138				

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	%
		6	CYCL GROWTH		06/11/2013	LF	0	0

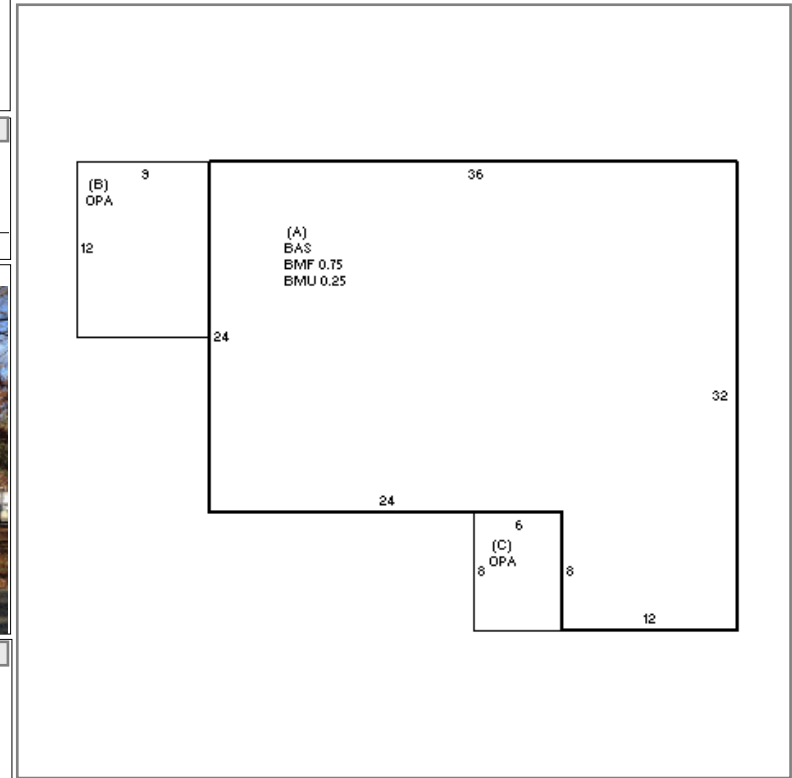
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,461	4	1.00	100	1.00	100	1.00	4	1.20		195,460

TOTAL	14,461 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 8/ T 11531		LAND	195,500	163,000
Inf1	FACTOR 100		BUILDING	161,900	151,600		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>359,900</b>	<b>316,900</b>

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



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/11/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	1.020
\$NLA(RCN)	\$296	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,081	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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
A	BMU	N	BSMT UNFINISHED	240		39.32	9,436
A	BMF	N	BSMT FINISH-SEP	720		55.29	39,809
A	BAS	L	BASE AREA	960	1961	229.21	220,044
+	OPA	N	OPEN PORCH	156		42.70	6,661
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	284,048
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	\$161,900