

Key: 3203

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.738

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BIRD FAMILY IRREVOCABLE TRUST FONTES TERI L TR 34 OLD BEDFORD ST E BRIDGEWATER, MA 02333				71-67-0				34 OLD BEDFORD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BIRD FAMILY IRREVOCABLE T BIRD RICHARD A & HELEN J				02/12/2016 07/28/1960	A QS	100 46585-327 2791-106					

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	%
2252	10/24/2014	6	CYCL GROWTH		10/27/2015	SD	0	0
		3	ALTERATIONS	3,249	10/24/2014		0	0
1198	06/18/2012	6	CYCL GROWTH		07/22/2013		0	0
		3	ALTERATIONS	6,880			0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000	3	1.00	100	1.00	100	1.00	3	1.00		170,250

TOTAL	23,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N T 7026 O T E			LAND	170,300	154,900
Infl1	FACTOR 100		BUILDING	153,400	140,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		323,700	295,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

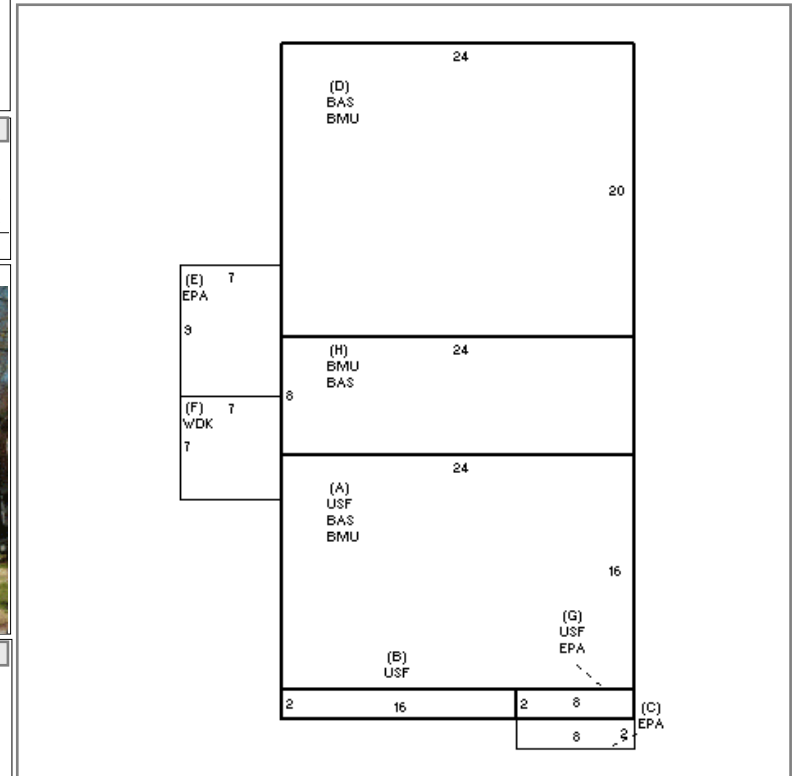


BUILDING	CD	ADJ	DESC	MEASURE	10/27/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,488	DETAIL ADJ	0.950	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$206	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5		1.00	FLOOR COVER	99	N/A	1.00
BEDROOMS	2		1.00	INT FINISH	99	N/A	1.00
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6	\$3,876		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,056		38.27	40,417
+	USF	L	UPPER STORY FIN	432	1945	159.26	68,799
+	EPA	N	ENCLOSED PORCH	95		74.40	7,068
F	WDK	N	WOOD DECK	49		31.59	1,548
+	BAS	L	BASE AREA	1,056	1945	175.25	185,068



TOTAL RCN	306,776
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$153,400