

Key: 3356

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.882

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SHEPHERD BRIAN & BIRKHOLO				74-33-0				16 SHAWNEE AV				
JENNA				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
16 SHAWNEE AVE				SHEPHERD BRIAN & BIRKHOLO				08/13/2021	QS	560,000	55474-059	
E BRIDGEWATER, MA 02333				WALKER GEORGE A & JOAN M				06/13/1997	A	1	15245-284	
				SANTOS JOAN M				07/19/1993	A	110,000	12044-266	

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		10/03/2022	SD	0	0
		6	CYCL GROWTH		07/08/2013	LF	0	0

LAND

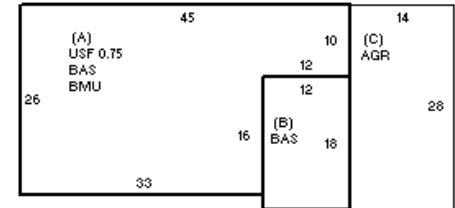
CD	T	AC/SF/UN	NgH	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	16,650 3	1.00	100	1.00	100	1.00	188,000	2.29	100	1.00	3	1.00		164,770

DETACHED

TOTAL	16,650 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
NgH	RES 3	NOTE			LAND	164,800	149,900
Infl1	FACTOR 100		BUILDING	308,200	235,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	473,000	385,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/03/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/3/2022	SD
MODEL	1		RESIDENTIAL	LIST	10/3/2022	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/9/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	416.553
NET AREA	1,928	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	978		41.06	40,159	CONDITION ELEM	CD
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	734	1961	163.44	119,962	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,194	1961	179.85	214,743	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	392		78.80	30,888	KITCHEN	
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160	BATHS	G
				INT FINISH	99	N/A	1.00									HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF. YR/AGE	1983 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$308,200