

Key: 3586

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.091

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FLAVELL JOHN P & NACAR SHAYNE 290 N BEDFORD ST E. BRIDGEWATER, MA 02333				81-12-0				290 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLAVELL JOHN P & NACAR SH				08/14/2006	A	1	33184-142				
FLAVELL JOHN P				08/17/1992	A	1	11190-330				
FLAVELL JOHN P & WILSON C				02/25/1987	QS		7506-316				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	95	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-19-293	08/21/2019	7	DETACHED BLD	25,000	05/26/2020	SLB	100	100
BP-19-294	08/21/2019	3	ALTERATIONS	7,500	05/26/2020	SLB	100	100
BP-19-253	08/05/2019	3	ALTERATIONS	26,500	05/26/2020	SLB	100	100
		51	FIELD REVIEW		05/08/2018	RJM	100	100
		6	CYCL GROWTH		07/19/2013	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	7	1.00	100	1.00	100	1.00	7	0.95		160,740

TOTAL	21,780 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE			LAND	160,700	146,200
Inf1	FACTOR 100		LAND	321,100	274,100		
Inf2	PHY 100		DETACHED	21,000	20,100		
				OTHER	0	0	
				TOTAL	502,800	440,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 18 X 18	2019	324	59.66	17,400
SHF	A	1.00	30 0.70 6X8		48	20.44	700
SHF	V	1.50	20 0.80 8X10 OFFICE		80	30.66	2,000
SHF	A	1.00	30 0.70 8X8		64	20.44	900



BUILDING	CD	ADJ	DESC	MEASURE	5/26/2020	SLB
MODEL	1		RESIDENTIAL	LIST	5/8/2018	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	6/8/2018	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
INFO AT DOOR/RESIDENTIAL AV8TOR MOTORS

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,060	DETAIL ADJ	1.122
\$NLA(RCN)	\$211	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,006
# UNITS	2	1.10

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	656		46.93	30,785
A	USF	L	UPPER STORY FIN	656	1900	175.86	115,367
+	BAS	L	BASE AREA	1,404	1900	193.53	271,713
+	WDK	N	WOOD DECK	112		33.18	3,716
E	OPA	N	OPEN PORCH	185		44.84	8,295

TOTAL RCN	433,881
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 36
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$321,100

