

Key: 386

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 338

LEG  
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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
IRVINE JOHN D & SIMONS BRANDI 548 POND ST E BRIDGEWATER, MA 02333				7-1-0				548 POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
IRVINE JOHN D & SIMONS BR				02/12/2021	H	350,000	54396-255				
548 POND ST IRREVOCABLE T				02/12/1999	A	17146-093	1				
CLAY EARLE & EVELYN F				08/11/1967	QS	3385-217					

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 %
SS14-3		6	CYCL GROWTH		06/01/2021	SD	0 0
1137	12/31/2012	6	CYCL GROWTH		06/23/2013	LF	0 0
405	04/04/2012	5	SPLIT/SUB	7,150	11/15/2013	ER	100 100
	02/20/2002	3	ALTERATIONS	1,000	06/18/2012		100 100
		3	ALTERATIONS		04/16/2003	CAP	100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	178,600	1.00	95	0.95	3	1.00	178,600
300	A	0.920	3	1.00	100	285	1.00	5	0.05	ELP	1.00	260

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TOTAL	1.920 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E C/W 3 4 12 14 16 907/ T8891 T12888 T10855, c/w 17 fy13 - owner request	LAND	178,900	162,700		
Infl1	FACTOR 100		BUILDING	197,200	178,900		
Infl2	PHY 100		DETACHED	17,900	16,800		
			OTHER	0	0		
			TOTAL	394,000	358,400		

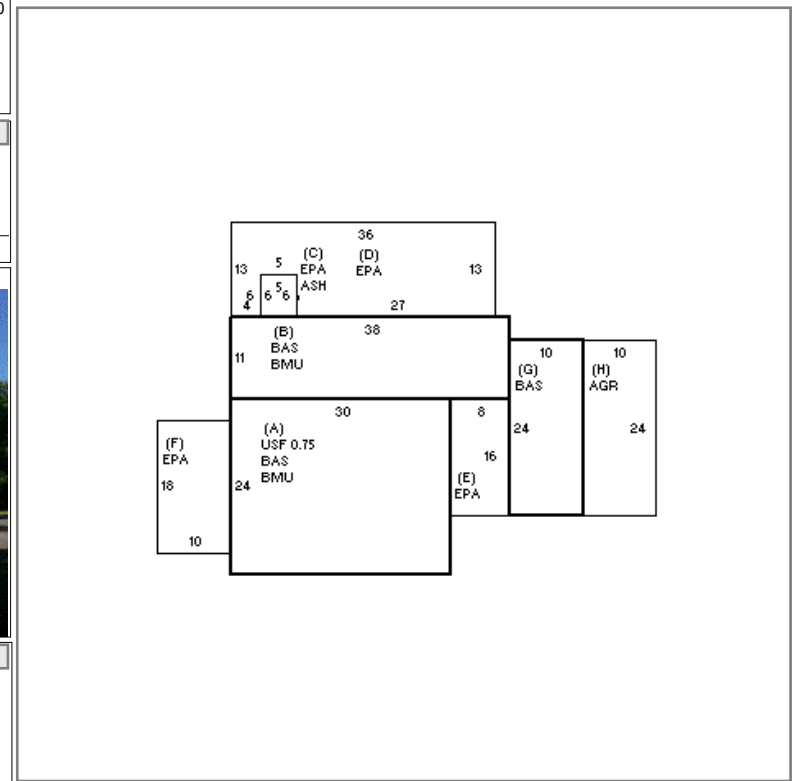
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	-	0.90	60 0.40		576	55.80	12,900
SHF	A	1.00	40 0.60		200	20.44	2,500
SHF	A	1.00	40 0.60		200	20.44	2,500



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BUILDING	CD	ADJ	DESC	MEASURE	6/23/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,918	DETAIL ADJ	1.000
\$NLA(RCN)	\$234	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		7	\$4,760
# UNITS		1	1.00

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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,138		37.51	42,687
A	USF	L	UPPER STORY FIN	540	1949	152.76	82,490
C	ASH	N	ATT SHED	30		18.77	563
+	EPA	N	ENCLOSED PORCH	776		74.40	57,734
+	BAS	L	BASE AREA	1,378	1949	168.10	231,646
H	AGR	N	ATT GARAGE	240		89.23	21,414
F21	O		FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	448,113
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1955 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$197,200