

Key: 4034

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.490

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FELDMANN QUINTYN S/O FELDMANN QUINTYN & KERRI A 76 BRENDA AVE E BRIDGEWATER, MA 02333				93-41-0				76 BRENDA AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FELDMANN QUINTYN & KERRI				02/01/2022	A	100 56387-283					
FELDMANN QUINTYN				11/18/2019	QS	340,000 51961-073					
CALO JAMES A & PUSATERI				10/17/2014	QS	271,500 44851-326					

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	%
22-100	03/08/2022	2	ADDITIONS	26,700	06/14/2022	SD	0	64
		61	SITE VISIT		09/10/2020	SD	0	0
		6	CYCL GROWTH		02/21/2020	SDP	0	0
		6	CYCL GROWTH		09/08/2015	SD	0	0
		51	FIELD REVIEW		04/01/2015	JL	0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,018 4	1.00	100	1.00	100	1.00	225,600	1.78	100	1.00	4 1.20	203,290

TOTAL	22,018 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 35		LAND	203,300	169,500
Inf1	FACTOR 100		LAND	206,700	169,400		
Inf2	PHY 100		DETACHED	30,400	29,000		
			OTHER	0	0		
			TOTAL	440,400	367,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 30 0.70			600	51.35	21,600
IPV	A	1.00 30 0.70		1990	648	19.48	8,800

PHOTO 06/15/2022

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/14/2022	SD
MODEL	1		RESIDENTIAL	LIST	6/14/2022	SD
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	960	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	N	LOWER LEVEL FIN	720		136.28	98,124
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	792	1970	190.38	150,782
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	168	2022	190.38	31,984
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	99	N/A	1.00								
				INT FINISH	99	N/A	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	99	N/A	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	283,095
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$206,700

