Key: 4349

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,748

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEPARD JANEEN R 754 ELM ST E BRIDGEWATER, MA 02333	102-41-0	754 ELM ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEPARD JANEEN R	08/26/2013	QS	289,000	43535-214
HERRING RIDGE INVESTMENTS	10/09/2012	S	140,500	42065-194
BANK OF AMERICA	10/25/2011	L	226,800	40483-199

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

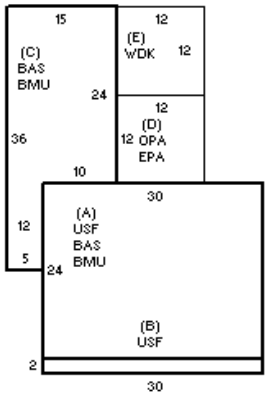
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	05/02/2014	6	CYCL GROWTH			PW	0	0
		6	CYCL GROWTH		09/10/2013	LF	0	0
1377	11/05/2012	3	ALTERATIONS	83,000			0	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,939	3 1.00	100 1.00	100 1.00	188,000	2.70	100 1.00	3 1.00			162,430

TOTAL	13,939 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	162,400	147,700
BUILDING	285,800	251,800
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**450,700**	**401,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 10/04/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/10/2013	LF
LIST		
REVIEW	4/18/2013	ER

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,920	DETAIL ADJ	0.969
$NLA(RCN)	$196	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,954
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,140		37.51	42,762
+	BAS	L	BASE AREA	1,140	1956	162.89	185,697
+	USF	L	UPPER STORY FIN	780	1956	148.02	115,459
D	EPA	N	ENCLOSED PORCH	144		74.40	10,714
D	OPA	N	OPEN PORCH	144		42.70	6,149
E	WDK	N	WOOD DECK	144		31.60	4,550
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	376,104

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	

EFF.YR/AGE	1990 / 31		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$285,800