

Key: 441

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 387

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
QUEEN SHANNON 98 METZLER RD E BRIDGEWATER, MA 02333				7-657-0				98 METZLER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUEEN SHANNON YAKAVONIS WAYNE & DINA				10/15/2014	QS	259,000	44843-023				
				10/07/1983	QS		5475-459				

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	%
		51	FIELD REVIEW		11/18/2014	PW	0	0
		6	CYCL GROWTH		04/18/2013	LF	0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	15,000	2	1.00	100	1.00	100	1.00	178,600	2.52	100	1.00	2	0.95								155,180

TOTAL	14,985 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 658 579 580/ T 13505	LAND	155,200	141,200		
Infl1	FACTOR 100		BUILDING	250,400	219,200		
Infl2	PHY 100		DETACHED	3,300	3,100		
			OTHER	0	0		
			TOTAL	408,900	363,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
OPA	A	1.00	60 0.40		60	34.56	800



BUILDING	CD	ADJ	DESC	MEASURE	11/18/2014	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	333,800
NET AREA	1,984	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	560		39.84	22,308	CONDITION ELEM	CD
\$NLA(RCN)	\$168	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	920	1988	165.26	152,035	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	920	1988	150.17	138,158	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	CRL	N	BSMT CRAWL	360		8.84	3,182	KITCHEN	
				FLOOR COVER	99	N/A	1.00	C	SOL	L	SOL/ 3 SEASON	144	1988	98.35	14,163	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00									EFF.YR/AGE	1988 / 33
				ARPUD	0		1.00									COND	25 25%
				AFFORDABLE	0		1.00									FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$250,400

