

Key: 4450

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.832

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GEDDIS DAVID & KAREN A 295 PINE ST E BRIDGEWATER, MA 02333				106-37-0				295 PINE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GEDDIS DAVID & KAREN A				09/16/1994	QS	115,000	13149-062				
ALLEN DONNA L				12/06/1989	QS	129,000	9495-199				
ALLEN LAWRENCE E & DONNA				06/17/1975	QS	4075-328					

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	%
BP-19-189	06/05/2019	6	CYCL GROWTH		07/21/2021	SD	0	0
	09/04/2013	3	ALTERATIONS	2,000	09/26/2013	SLB	0	0
	03/30/2006	6	CYCL GROWTH		04/26/2006	CAP	100	100
		8	POOL	15,000				

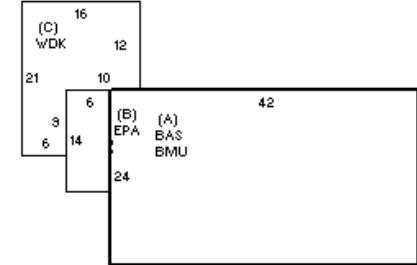
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,543 3	1.00	100	1.00	188,000	1.51	100	1.00	3	1.00	173,310

TOTAL	26,543 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	173,300	157,600
Infl1	FACTOR 100		BUILDING	164,200	153,800		
Infl2	PHY 100		DETACHED	16,300	15,500		
			OTHER	0	0		
			TOTAL	353,800	326,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	A	1.00 60 0.40	30X40		1,200	34.04	16,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/21/2021	SD
MODEL	1		RESIDENTIAL	LIST	7/21/2021	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	4/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	288,073		
NET AREA	1,008	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		38.76	39,070	CONDITION ELEM	CD		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,008	1963	223.70	225,494	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	84		74.40	6,250	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	246		31.60	7,774	KITCHEN			
				FLOOR COVER	99	N/A	1.00	F11	O	O	FPL 1S 10P	1		6,017.00	6,017	BATHS			
				INT FINISH	99	N/A	1.00											HEAT	
				HEATING/COOLING	2	HOT WATER	1.02											ELECT	
				FUEL SOURCE	2	GAS	1.00											EFF.YR/AGE	1963 / 58
				ARPUD	0		1.00											COND	43 43 %
				AFFORDABLE	0		1.00											FUNC	0
																	ECON	0	
																	DEPR	43 % GD 57	
																	RCNLD	\$164,200	