

Key: 4657

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.978

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
STEWART NANCY M PORTER FARM FAMILY TRUST 286 PINE STREET E BRIDGEWATER, MA 02333				116-20-0				286 PINE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
STEWART NANCY M				04/14/2006	A	100 (108899)					
WHITNEY BETTY J				10/23/1985	A	100 6380-091					
PORTER WILBUR F JR & JEAN				09/22/1971	QS	3710-557					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	80	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		05/18/2018	RJM	100	100
		6	CYCL GROWTH		07/26/2013	DF	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	188,000	1.00	100	1.00	3	1.00	188,000
200	A	1,000	3	1.00	100	52,500	1.00	100	1.00	ELP	1.00	52,500
300	A	10,000	3	1.00	100	5,700	0.65	100	1.00	ELP	1.00	37,050

DETAILED

TOTAL		12.000 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	C/W 45. T 14185..		N O T E	LAND		277,600	252,500	
Infl1	FACTOR 100		BUILDING			172,800	153,900		
Infl2	PHY 100		DETACHED			138,800	132,300		
			OTHER			0	0		
			TOTAL			589,200	538,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 24X30		720	49.73	21,500
FBN	A	1.00	30 0.70 1SFR		1,392	24.26	23,600
SHF	A	1.00	40 0.60 20X22		440	16.32	4,300
SHF	A	1.00	40 0.60 10X22		220	20.44	2,700
DGM	L	0.80	20 0.80 50X60		3,000	36.14	86,700

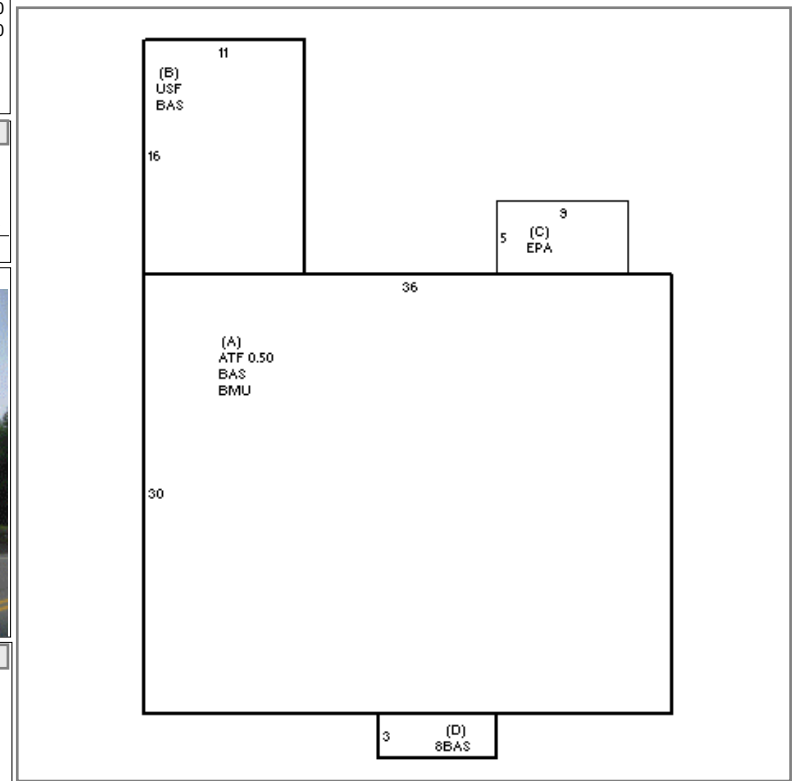
PHOTO 05/18/2018



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2018	RJM
MODEL	1		RESIDENTIAL	LIST	5/18/2018	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	6/1/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	345,547
NET AREA	1,996	DETAIL ADJ	1.000	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,080		38.03	41,074		
\$NLA(RCN)	\$173	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	540	1930	107.40	57,998		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,280	1930	166.01	212,496		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	USF	L	UPPER STORY FIN	176	1930	150.86	26,551		
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCLOSED PORCH	45		74.40	3,348		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	3	ELECTRIC	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50

RCNLD	\$172,800
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