

Key: 4890

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.169

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCMENIMON BRETT M & ELYSE A S/O DURANT KATHERINE W 20 PHEASANT RUN E BRIDGEWATER, MA 02333				70-1-16-0				20 PHEASANT RUN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DURANT KATHERINE W				04/29/2022	QS	825,000	56755-051	
MCMENIMON BRETT M & ELYSE				08/28/2014	QS	425,000	44687-188					
KELLIHER RICHARD D & JANI				04/20/2011	A	1	39859-149					

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 %
1712	09/12/2013	6	CYCL GROWTH		08/19/2022	SD	0 0
		6	CYCL GROWTH		05/16/2015	NR	0 0
		51	FIELD REVIEW		03/26/2015	PW	0 0
		3	ALTERATIONS	4,900	06/17/2014		0 100
		6	CYCL GROWTH		07/08/2013	LF	0 0

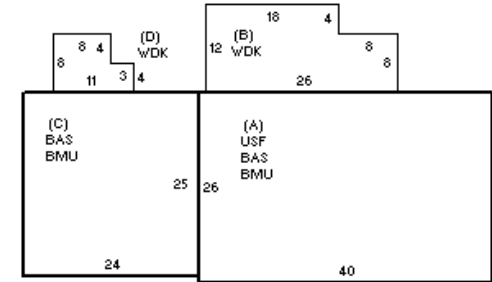
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000 4	1.00	100	1.00	100	1.00	4	1.20			216,740

TOTAL	35,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE	LAND	216,700	180,700		
Infl1	FACTOR 100		BUILDING	388,600	359,400		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	606,500	541,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	8 X 12	1990	96	20.44	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2015	NR
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/22/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
in law; updated new floors, added in law deck

BUILDING

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	504,713
NET AREA	2,680	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,640		36.25	59,454		
\$NLA(RCN)	\$188	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,640	1989	157.76	258,734		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,040	1989	143.36	149,099		G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	356		33.18	11,813		
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,166.15	4,332		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				HEATING/COOLING	11	HW/COOL AIR	1.04		KIT	O	XTRA KITCHEN	1		5,656.40	5,656		
				FUEL SOURCE	1	OIL	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	G
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1993 / 28
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$388,600