

Key: 4895

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.174

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LUDDY MAUREEN F 30 PHEASANT RUN E BRIDGEWATER, MA 02333				70-1-15-0				30 PHEASANT RUN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUDDY MAUREEN F				05/12/2017	A	350,000	48418-134				
SERUS KEVIN				10/27/2010	A	210,000	39179-193				
LUDDY MAUREEN F				07/16/1990	QS	247,900	9851-169				

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	%
		6	CYCL GROWTH		08/19/2013	LF	0	0


LAND

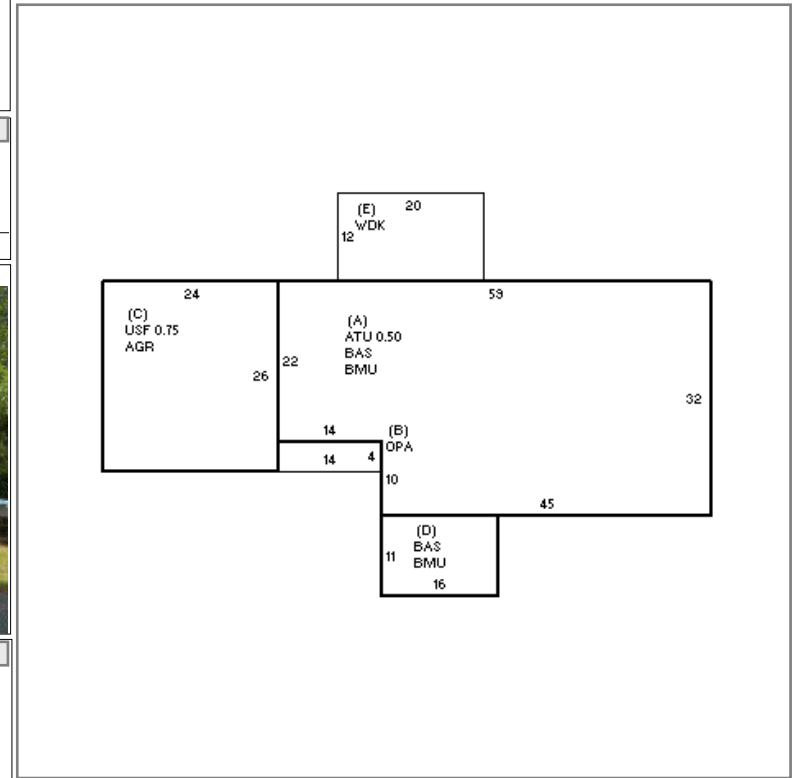
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,912 4	1.00	100	1.00	100	1.00		4	1.20		222,860

DETACHED

TOTAL	40,912 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE			LAND	222,900	185,800
Inf1	FACTOR 100		BUILDING	429,700	372,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		652,600	558,100	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/20/2013
									



BUILDING	CD	ADJ	DESC	MEASURE	8/19/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/22/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	BLDG COMMENTS

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	565,447
NET AREA	2,392	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,924		35.20	67,718		
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,924	1990	171.39	329,762		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	874		31.81	27,806		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	56		44.83	2,511		
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	624		70.03	43,696		
				INT FINISH	99	N/A	1.00	C	USF	L	UPPER STORY FIN	468	1990	155.75	72,891		
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	WDK	N	WOOD DECK	240		33.18	7,963		
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$5,941
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$429,700
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