

Key: 4909

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.188

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SAMPSON JOSHUA 37 PHEASANT RUN E BRIDGEWATER, MA 02333				60-16-19-0				37 PHEASANT RUN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SAMPSON JOSHUA				10/05/2020	A	1	53563-268				
SAMPSON JOSHUA & KELLY				08/15/2014	QS	414,900	44638-145				
BENNETT ROBERT M & JEANNE				02/16/2001	A	1	19382-123				

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		05/16/2015	NR	100	100
		51	FIELD REVIEW		03/30/2015	PW	0	0
		6	CYCL GROWTH		08/14/2013		0	0
		6	CYCL GROWTH				0	0

LAND

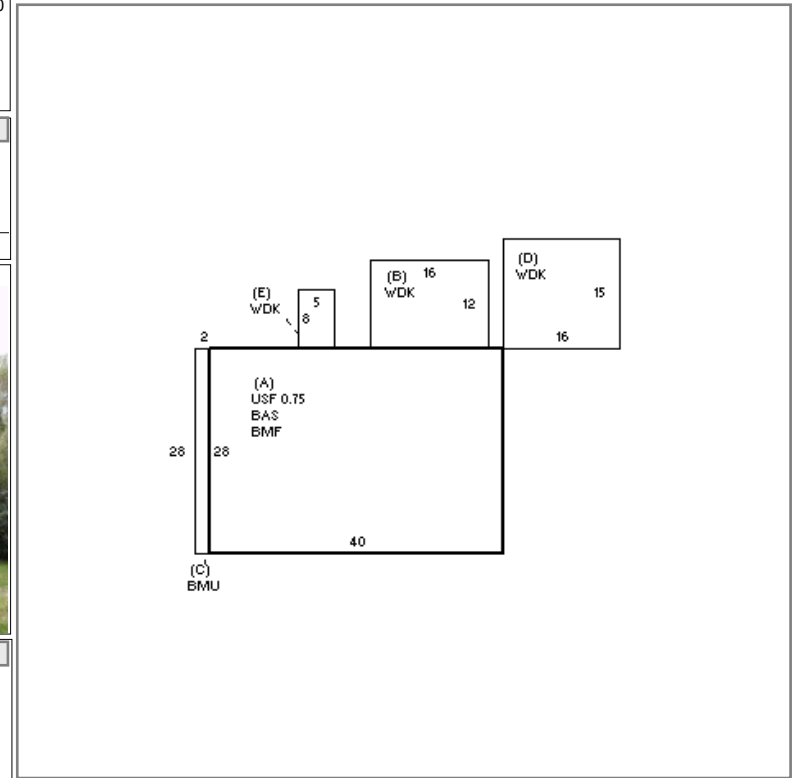
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	4	1.00	100	1.00	100	1.00	1.00	4	1.20	225,600
300	A	3,120	4	1.00	100	1.00	100	1.00	ELP	1.00		17,780

DETACHED

TOTAL	4.120 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4		NOTE			LAND	243,400	204,300
Infl1	FACTOR 100			BUILDING	339,400	292,500		
Infl2	PHY 100			DETACHED	6,000	5,700		
				OTHER	0	0		
				TOTAL	588,800	502,500		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00	10 0.90 12X12		144	29.24	3,800
SHF	A	1.00	10 X 12	2008	120	20.44	2,200



BUILDING	CD	ADJ	DESC	MEASURE	5/16/2015	NR
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%]			

BUILDING

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	435,185
NET AREA	1,960	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,120		54.93	61,521		
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,120	1991	180.48	202,143		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	840	1991	164.01	137,770		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	472		33.18	15,661		
				FLOOR COVER	13	COMB	1.00	C	BMU	N	BSMT UNFINISHED	56		39.06	2,187		
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,166.15	4,332		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	G
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1996 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD	\$339,400	