

Key: 4910

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.189


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SCHNEIDER BRIAN J & ASHLEY 35 PHEASANT RUN E BRIDGEWATER, MA 02333				60-16-09-0				35 PHEASANT RUN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SCHNEIDER BRIAN J & ASHLEY				08/16/2019	QS	490,000	51515-177					
DE LA CAMPA MANUEL				11/16/2007	QS	450,400	35303-201					
DIXON ROBERT A & MARY L				01/18/1990	O	82,500	9568-008					
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	225,600	1.20	100	1.00	4	1.20	216,740

LAND

TOTAL	35,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE			LAND	216,700	180,700
Infl1	FACTOR 100		BUILDING	335,200	295,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	551,900	476,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/15/2020
								

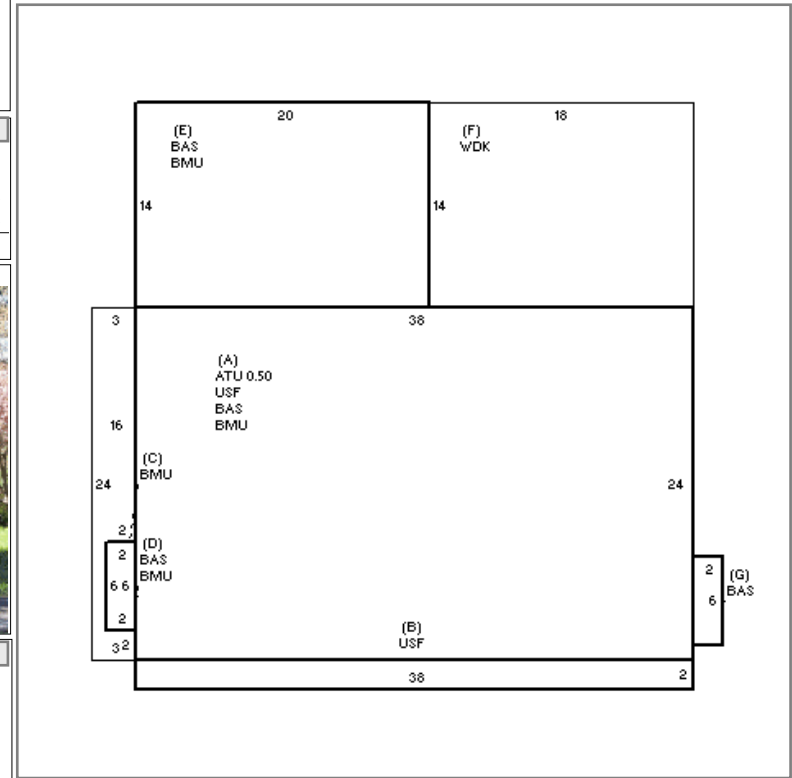
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/14/2020	SD
MODEL	1		RESIDENTIAL	LIST	5/14/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/22/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	441,084
NET AREA	2,204	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,264		38.37	48,494		
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATU	N	ATTIC UNF	456		31.82	14,508		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	988	1990	151.58	149,756		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	WDK	N	WOOD DECK	252		33.18	8,361		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,216	1990	166.80	202,829		
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,166.15	4,332		
				HEATING/COOLING	11	HW/COOL AIR	1.04		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										

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	%
61	03/12/2002	6	CYCL GROWTH		05/14/2020	SDP	0	0
		51	FIELD REVIEW		09/26/2013	LF	0	0
		6	CYCL GROWTH		03/12/2002	KEO	100	100



BLDG COMMENTS

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	\$335,200