

Key: 5175

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.434

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WELDON LIVING TRUST WELDON STEPHEN & PATRICIA TR 15 SHELBY CT E BRIDGEWATER, MA 02333				27-7-29-0				15 SHELBY CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELDON LIVING TRUST				08/18/2021	A	1 55497-108					
WELDON STEPHEN & PATRICIA				07/27/2021	A	1 55373-024					
WELDON LIVING TRUST				08/08/2019	A	1 51483-043					

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	%
BP-19-226	07/12/2019	99	OTHER		07/16/2019	PW	0	0
		7	DETACHED BLD	4,500	04/29/2020	SLB	100	100
		51	FIELD REVIEW		01/07/2019	SD	0	0
		61	SITE VISIT		09/10/2018	SD	0	0
		6	CYCL GROWTH		12/16/2014	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,001 6	1.00	100	1.00	244,400	1.94	100	1.00	6	1.30	217,960

TOTAL	20,001 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 6	NOTE LOT 29A/ PLAN 98-715/ ESMT	LAND		218,000	183,000	
Inf1	FACTOR 100		BUILDING		402,200	359,400	
Inf2	PHY 100		DETACHED		13,900	13,100	
			OTHER		0	0	
			TOTAL		634,100	555,500	

DETACHED

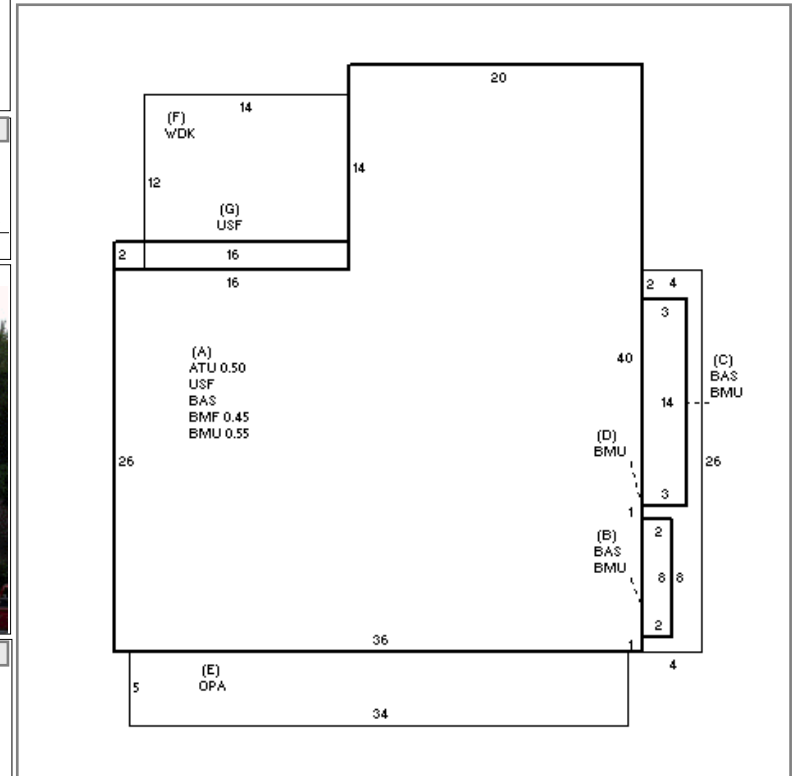
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	2001	200	20.44	2,500
IPV	A	1.00	10 0.90	2004	648	19.48	11,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/29/2020	SLB
MODEL	1		RESIDENTIAL	LIST	4/29/2020	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/29/2020	SLB
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



LOADING

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	502,709
NET AREA	2,522	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	773		37.97	29,348		
\$NLA(RCN)	\$199	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	547		53.39	29,206		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,274	2001	160.29	204,215		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	608		31.81	19,343		
				FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	170		44.84	7,622		
				INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	168		33.18	5,575		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	USF	L	UPPER STORY FIN	1,248	2001	145.66	181,788		
				FUEL SOURCE	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,166.15	4,332		
				ARPUD	0		1.00		F21	O	FPL 2S TOP	1		7,160.00	7,160		
				AFFORDABLE	0		1.00		KIT	O	XTRA KITCHEN	1		5,656.40	5,656		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2001 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$402,200
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