Key: 5178

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,437

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOWEN WAYNE R & MAUREEN L 30 SHELBY CT E BRIDGEWATER, MA 02333	27-7-32-0	30 SHELBY CT

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOWEN WAYNE R & MAUREEN L	03/02/2016	QS	465,000	46646-025
SOLO REALTY, LLC	07/15/2015	S	322,000	45799-97
LEDOUX RICHARD E JR & KIM	08/17/2001	D	357,536	20383-096

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

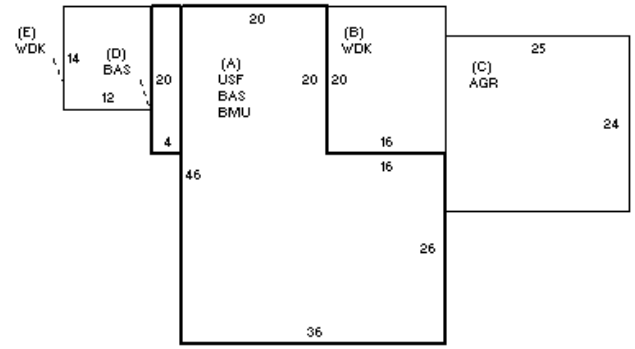
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-464	09/17/2020	3	ALTERATIONS	5,000			0	0
		6	CYCL GROWTH		12/15/2014	LF	0	0
		6	CYCL GROWTH		11/12/2008		0	0
223	09/08/2003	8	POOL	6,500	06/08/2004	SLB	100	100
		6	CYCL GROWTH		07/23/2003	KB	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,879	6 1.00	100 1.00	100 1.00	244,400	1.79	100 1.00	6 1.30			220,080

TOTAL	21,879 SF	ZONING		FRNT	0
Ngh	RES 6	NOTE	LOT 32A/ ESMT		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	220,100	184,800
BUILDING	435,200	389,100
DETACHED	11,400	10,800
OTHER	0	0
TOTAL	**666,700**	**584,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	10 0.90		2003	648	19.48	11,400

PHOTO 12/15/2014

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/15/2014	LF
LIST	8/7/2002	SLB
REVIEW	4/23/2013	ER

BLDG COMMENTS

IN-LAW APT

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	2,752	DETAIL ADJ	0.988
$NLA(RCN)	$198	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	14	$9,876
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,336		37.89	50,625
A	USF	L	UPPER STORY FIN	1,336	2001	142.38	190,218
+	WDK	N	WOOD DECK	488		33.18	16,192
C	AGR	N	ATT GARAGE	600		70.61	42,369
+	BAS	L	BASE AREA	1,416	2001	156.68	221,859
	F21	O	FPL 2S 1OP	1		7,160.00	7,160
	KIT	O	XTRA KITCHEN	1		5,656.40	5,656

TOTAL RCN	543,955
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		$435,200