

Key: 5256

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.493

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HALLINAN DAVID S 66 SPEAR AVE E BRIDGEWATER, MA 02333				50-26-0				14 SPEAR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HALLINAN DAVID S				05/25/1989	QS	9159-142		9159-142			
HALLINAN DAVID S				05/24/1989	QS	9159-142		9159-142			
NIELSEN JOHN A				09/06/1956	QS	2522-065		2522-065			

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		05/21/2013	LF	0	0


LAND

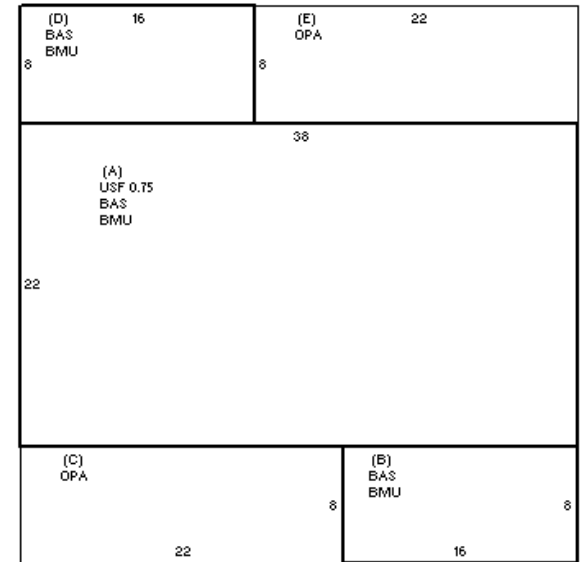
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	3	1.00		188,000
300	A	0.446	3	1.00	100	5,700	1.00	100	ELP	1.00		2,540

TOTAL	1.446 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE OWNER USES 66 SPEAR RD	LAND	190,500	173,300		
Inf1	FACTOR 100		BUILDING	298,400	259,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	488,900	433,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/08/2013





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2013	LF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			INT=LOG
STYLE	4	1.00	CAPE [100%]	REVIEW	4/24/2013	ER	
QUALITY	+	1.05	AVG +/GOOD - [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

INDING

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	387,501	
NET AREA	1,719	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,092		39.82	43,487	TOTAL RCN	387,501	
\$NLA(RCN)	\$225	OVERALL	1.000	EXT COVER	15	LOGS	1.00	+	BAS	L	BASE AREA	1,092	1995	188.96	206,347	CONDITION ELEM	CD	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	627	1995	171.71	107,665	EXTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	352		44.83	15,782	INTERIOR		
				FLOOR COVER	99	N/A	1.00		F22	O	FPL 2S 2OP	1		9,808.10	9,808	KITCHEN		
				INT FINISH	5	OTHER	1.00									BATHS		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									HEAT		
				FUEL SOURCE	99	N/A	1.00									ELECT		
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1995 / 26
																	COND	23 23 %
																	FUNC	0
																	ECON	0
																	DEPR	23 % GD 77
																	RCNLD	\$298,400