

Key: 5316

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.537

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
EMH REALTY TRUST PO BOX 88 ELMWOOD, MA 02337				31-7-01-0				200--206 WHITMAN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EMH REALTY TRUST				03/21/2017	QS	525,000	48225-127				
REDDER JEREMY J & JOHN P				07/09/2004	A	100	28631-204				
REDDER JEREMY J, JOHN P,				04/14/2004	A	100	27957-226				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		04/24/2018	PW	100	100
		61	SITE VISIT		12/14/2017	RJM	100	100
		6	CYCL GROWTH		07/18/2013		100	100

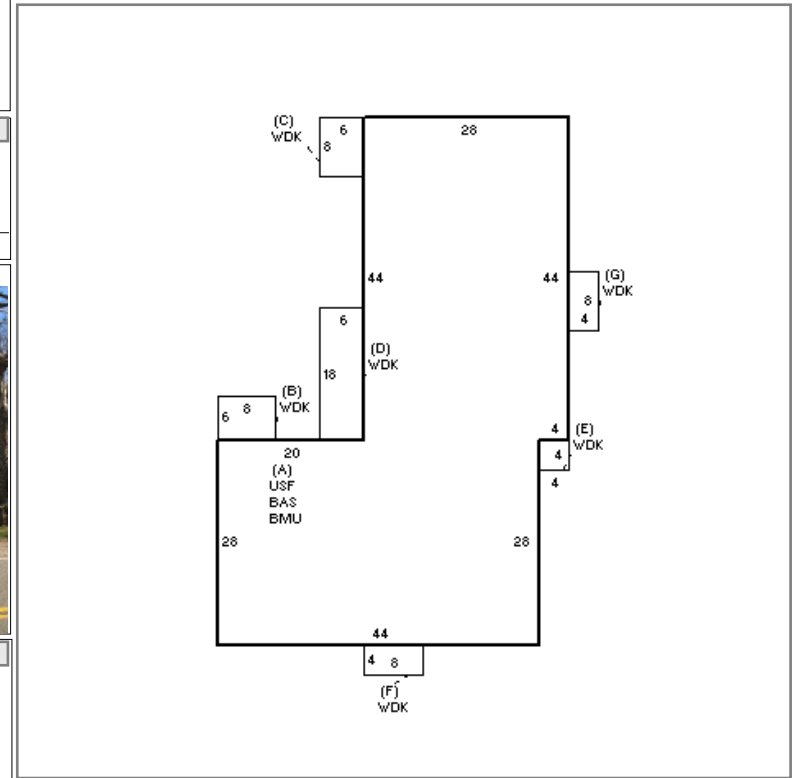
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,284	7	1.00	100	1.00	100	1.00	7	0.95		171,810

TOTAL	35,284 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE			LAND	171,800	156,300
Infl1	FACTOR 100		BUILDING	412,700	398,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	584,500	554,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/24/2018

BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2017	RJM
MODEL	5		CIM-5	LIST	12/14/2017	EST
STYLE	13	0.85	APARTMENTS [100%]	REVIEW	1/12/2018	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,928	DETAIL ADJ	0.831	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	2,464		20.31	50,056
\$NLA(RCN)	\$106	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	2,464	1989	94.93	233,919
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	2,464	1989	94.93	233,919
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	284		16.06	4,562
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	522,456
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
CDN/APP	A
EFF.YR/AGE 2000 / 21	
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$412,700

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