

Key: 5881

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.586

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LEDERER JACOB M 7 FIELDCREST LANDING E BRIDGEWATER, MA 02333				28-36-01-0				7 FIELDCREST LANDING			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEDERER JACOB M				03/31/2017	O	417,000	48263-087				
LYNCH ALBERT J & LYNNE C				08/01/1995	QS	155,000	13732-095				
R & R HOME CONSTRUCTION C				07/31/1995	B	1	13732-094				

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-21-243	05/27/2021	7	DETACHED BLD	6,500				0 100
BP-19-286	07/30/2019	1	NEW CONST	425,000	04/06/2020	SLB	80	100
BP-19-243	07/23/2019	4	DEMO		04/06/2020	SLB	100	100
		51	FIELD REVIEW		01/31/2019	SD	100	100
		6	CYCL GROWTH		08/02/2018	SD	100	100

LAND

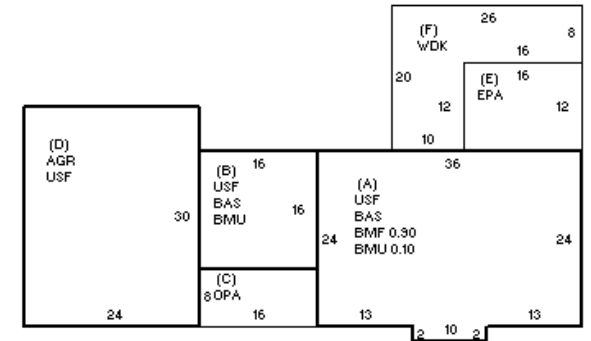
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	225,600	1.00	100	1.00	5	1.20	225,600
300	A	0.120	5	1.00	100	5,700	1.00	100	1.00	ELP	1.00	680

DETAILED

TOTAL	1.120 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		NOTE			LAND	226,300	197,300
Infl1	FACTOR 100			BUILDING	549,000	363,500		
Infl2	PHY 100			DETACHED	4,900	0		
				OTHER	0	0		
				TOTAL	780,200	560,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12 X 24	2021	288	18.78	4,900

PHOTO 03/15/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2022	SD
MODEL	1		RESIDENTIAL	LIST	3/9/2022	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	554,497
NET AREA	3,000	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	344		37.51	12,904		
\$NLA(RCN)	\$185	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	796		52.75	41,991		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,140	2020	144.47	164,698		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	128		42.70	5,466		
				FLOOR COVER	12	COMB	1.00	+	USF	L	UPPER STORY FIN	1,860	2020	131.28	244,190		
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	720		64.87	46,703		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	EPA	N	ENCLOSED PORCH	192		74.40	14,285		
				FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	328		31.60	10,365		
				ARPUD	0		1.00	GFP	O		GAS FIREPLACE	1		4,584.00	4,584		
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2020 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$549,000