

Key: 5884

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.589

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HANDRAHAN THOMAS A & DIANNE M S/O RUST WILLIAM FRANKLIN IV & 25 FIELDCREST LANDING E BRIDGEWATER, MA 02333				28-36-04-0				25 FIELDCREST LANDING			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUST WILLIAM FRANKLIN IV				09/20/2022	QS	815,000	57251-079				
HANDRAHAN THOMAS A & DIAN				08/31/2010	N	462,625	38920-233				
KELLY MARK H				06/06/2008	H	129,793	36048-278				

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-21-25	01/21/2021	3	ALTERATIONS	6,321	05/06/2021	SLB	100	100
		6	CYCL GROWTH		07/23/2013	LF	0	0
		6	CYCL GROWTH		02/14/2011		0	0
530	05/13/2004	2	ADDITIONS	30,000	05/16/2005	CAP	100	100
55	03/12/2002	6	CYCL GROWTH		03/12/2002	KEO	100	100

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	1.00	100	1.00	5	1.20		225,600
300	A	0.530	5	1.00	100	1.00	100	1.00	ELP	1.00		3,020

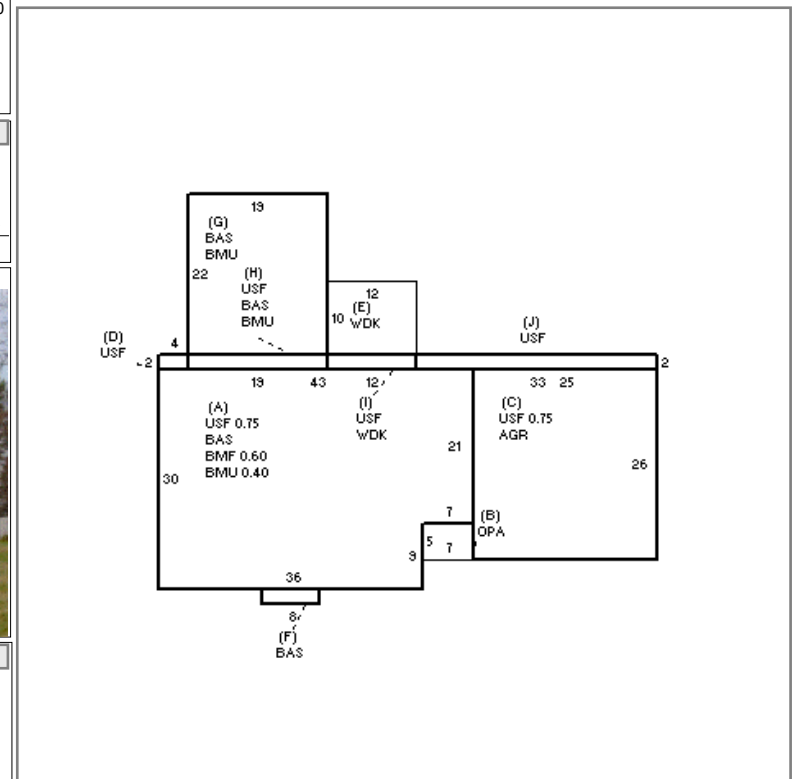
TOTAL	1.530 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE	LAND	228,600	199,400		
Infl1	FACTOR 100		BUILDING	458,500	400,200		
Infl2	PHY 100		DETACHED	16,500	15,700		
			OTHER	0	0		
			TOTAL	703,600	615,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1998	300	18.50	3,900
IPG	A	1.00	30 0.70	1999	648	27.78	12,600



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	SLB
MODEL	1		RESIDENTIAL	LIST	5/6/2021	SLB
STYLE	4	1.00	CAPE [100%]	REVIEW	4/24/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	595,427
NET AREA	3,243	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	947		34.35	32,532		
\$NLA(RCN)	\$184	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	736		48.31	35,558		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	35		42.71	1,495		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	650		66.13	42,983		
				FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	1,544	1995	135.66	209,454		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	144		31.60	4,550		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BASE AREA	1,699	1995	149.28	253,631		
				FUEL SOURCE	99	N/A	1.00	+	F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CAPACITY			UNITS	ADJ
STORIES	1.75	1.00		
ROOMS	8	1.00		
BEDROOMS	4	1.00		
BATHROOMS	3	1.00		
# 1/2 BATHS	1	1.00		
TOT FIXTURES	12	\$8,405		
# UNITS	1	1.00		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$458,500