

Key: 5975

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.649

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BOYCE EDWARD M & PATRICIA A				35-1-11-0				20 PINE RIDGE RD				
20 PINE RIDGE RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)				
E. BRIDGEWATER, MA 02333				BOYCE EDWARD M & PATRICIA				02/28/2005 QS 374,900 (106877)				
				JACOBSON SANDRA L				07/31/1998 N 172,900 0469-034				
				JACOBSON SANDRA L				07/30/1998 N 172,900 0469-034				
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000 5	1.00	100	1.00	225,600	1.20	100	1.00	5	1.20	216,740

LAND

TOTAL	35,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE #431601 #93834			LAND	216,700	188,900
Infl1	FACTOR 100				BUILDING	262,600	223,600
Infl2	PHY 100				DETACHED	2,500	2,300
					OTHER	0	0
				TOTAL	481,800	414,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 40 0.60		1994	200	20.44	2,500	12/17/2014



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/17/2014	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	341,091
NET AREA	1,184	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	110		63.56	6,992		
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	994		123.07	122,335		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,184	1993	171.93	203,562		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	120		31.60	3,792		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																TOTAL RCN	341,091
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1993 / 28
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$262,600

