Key: 5982

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,655

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PANOCK KATHERINE & CRAIG N 40 COUNTRY FARM RD E BRIDGEWATER, MA 02333	66-5-02-0	40 COUNTRY FARM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PANOCK KATHERINE & CRAIG	08/31/2021	QS	695,000	55572-153
CONNORS BRIAN J & JANE E	08/28/2003	QS	485,000	26346-005
WIGHT MELVILLE R & JESSIE	01/12/2000	QS	320,900	18202-330

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	%
		99	OTHER		09/01/2022	SD	0	0
22-181	04/18/2022	3	ALTERATIONS	72,779			0	0
		6	CYCL GROWTH		02/10/2022	SD	0	0
BP-21-490	10/13/2021	3	ALTERATIONS	27,500			0	0
		6	CYCL GROWTH		08/06/2019	SD	0	0

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	1.00	100	1.00	225,600	1.00	100	1.00	5	1.20			225,600
300	A	0.590	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			3,360

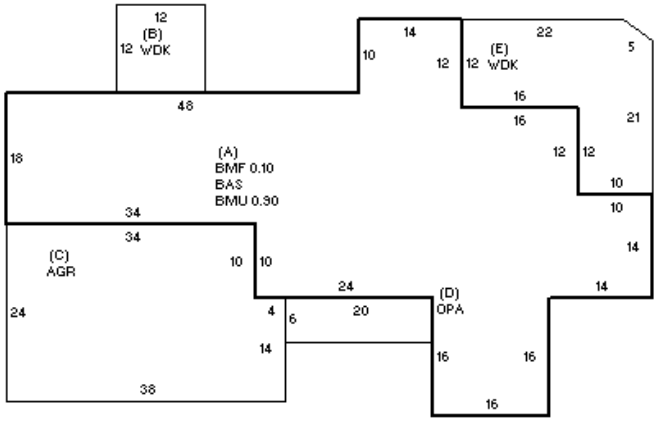
TOTAL	1.590 Acres	ZONING		FRNT	0
Ngh	RES 5	NOTE	LOT 2		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	229,000	199,700
BUILDING	444,500	387,300
DETACHED	16,700	15,800
OTHER	0	0
TOTAL	**690,200**	**602,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60		1995	200	20.44	2,500
IPV	A	1.00	30	0.70		2000	648	19.48	8,800
OPA	A	1.00	40	0.60		1996	400	22.32	5,400

PHOTO 09/26/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/1/2022	SD
LIST	9/1/2022	SD
REVIEW	4/25/2013	ER

BLDG COMMENTS

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	2,348	DETAIL ADJ	1.030
$NLA(RCN)	$246	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$5,148
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	2,113		34.10	72,061
A	BAS	L	BASE AREA	2,348	1994	170.69	400,776
A	BMF	N	BSMT FINISH-SEP	235		47.96	11,271
+	WDK	N	WOOD DECK	570		33.18	18,913
C	AGR	N	ATT GARAGE	872		65.82	57,397
D	OPA	N	OPEN PORCH	120		44.84	5,380
	F11	O	FPL 1S 1OP	1		6,317.90	6,318

TOTAL RCN	577,263
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1994 / 27		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$444,500		