

Key: 6254

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.726

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCEACHERN DONALD & SHIRLEY 10 OLD FARM RD E BRIDGEWATER, MA 02333				106-24-02-0				10 OLD FARM RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCEACHERN DONALD & SHIRLEY				08/30/2007	QS	440,000	35024-205					
SPARDA JEFFREY A				08/30/2007	F	1	35024-203					
SPARDA JEFFREY A				03/20/2006	A	1	32378-183					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 4	1.00	100	1.00	225,600	1.00	100	1.00	4	1.20	225,600
300	A	4.550 4	1.00	100	1.00	5,130	1.00	90	0.90	ELP	1.00	23,340

LAND

TOTAL	5.550 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	PLAN 94-870 LOT 2/ LOT 24-2A PLAN 02-282/ RIGHT TO PASS OVER OLD FARM RD/ UTILITY ESMT		LAND	248,900	209,400
Inf1	FACTOR 100		BUILDING	345,500	307,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		594,400	517,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



16

14 (C) WDK

(B) OPA 40 8

(A) USF BAS BMU 28

42

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/6/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	421,351
NET AREA	2,352	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,176		37.20	43,745		
\$NLA(RCN)	\$179	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,176	2003	154.18	181,319		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,176	2003	140.11	164,769		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	320		42.70	13,664		
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	224		31.60	7,078		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		2,063.00	4,126		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2003 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$345,500