Key: 1003

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 840

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
YOUT JAMES M & FLETCHER-YOUT APRIL A 2 KEENE LN E BRIDGEWATER, MA 02333	22-20-0	2 KEENE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
YOUT JAMES M & FLETCHER-Y	05/28/2014	QS	154,999	44357-276
THRASHER RONALD W	06/20/2005	A	1	30743-343
THRASHER CHARLES I & FRAN	03/24/1944	QS		1864-011

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

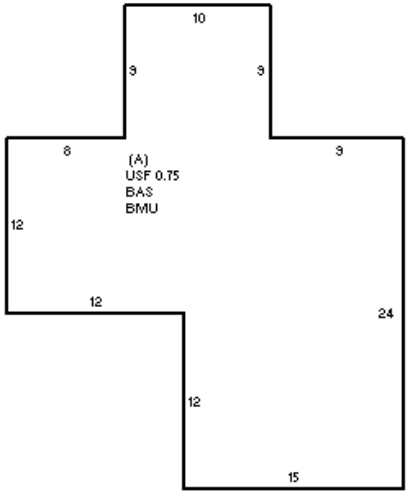
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		11/12/2020	SD	0	0
		51	FIELD REVIEW		05/28/2015	PW	100	100
		51	FIELD REVIEW		03/31/2015	PW	0	0
		6	CYCL GROWTH		11/20/2013	LF	0	0
700	07/25/2003	3	ALTERATIONS	6,900	06/10/2003	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,445	3 1.00	100 1.00	100 1.00	141,000	6.60	75 0.75	3 1.00			116,330

TOTAL	5,445 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 151		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	116,300	105,800
BUILDING	112,500	106,400
DETACHED	0	0
OTHER	0	0
TOTAL	**228,800**	**212,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/16/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	L	0.75	LOW COST [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/12/2020	SD
LIST	11/12/2020	SD
REVIEW	3/22/2013	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	0.918
$NLA(RCN)	$169	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,405
# 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	2	HOT WATER	1.02
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	594		34.85	20,699
A	BAS	L	BASE AREA	594	1900	148.72	88,340
A	USF	L	UPPER STORY FIN	446	1900	135.15	60,275
	F21	O	FPL 2S 1OP	1		5,114.30	5,114

TOTAL RCN	175,834
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1967 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			$112,500