Key: 1181

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 965

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GENIUCH JON D & CHRISTINE N 9 MEADOWBROOK DR E. BRIDGEWATER, MA 02333	28-27-0	9 MEADOWBROOK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GENIUCH JON D & CHRISTINE	12/15/2004	QS	358,000	29670-008
ROSENBAUM ANDREW L & PAUL	10/28/1988	QS	173,000	8796-202
DUNDERDALE JOHN J & MICHE	12/03/1982	QS	69,900	5254-058

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

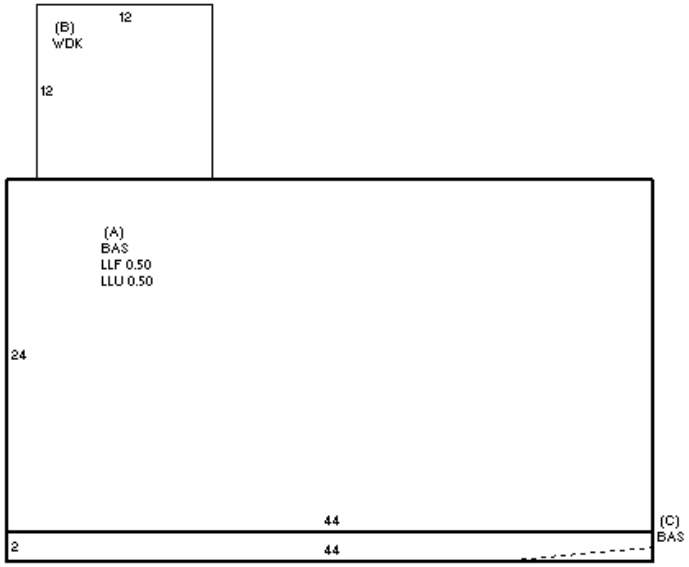
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-548	11/15/2021	3	ALTERATIONS	26,020			0	0
2743	11/13/2015	3	ALTERATIONS	65,000			0	0
	06/17/2013	6	CYCL GROWTH		08/15/2013		0	0
		6	CYCL GROWTH		11/12/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,499	4 1.00	100 1.00	100 1.00	225,600	1.15	100 1.00	4 1.20			218,290

TOTAL	36,499 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 5		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	218,300	182,000
BUILDING	238,000	203,000
DETACHED	0	0
OTHER	0	0
TOTAL	**456,300**	**385,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/20/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/15/2013	LF
LIST		
REVIEW	3/25/2013	ER

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.050
$NLA(RCN)	$267	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,570
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	1	FORCED AIR	1.00
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	LLU	N	LOWER LEVEL UNF	528		62.48	32,990
A	LLF	N	LOWER LEVEL FIN	528		120.98	63,880
B	WDK	N	WOOD DECK	144		31.60	4,550
+	BAS	L	BASE AREA	1,144	1983	169.01	193,346
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	305,155
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	U
ELECT	

EFF.YR/AGE	1996 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$238,000