

Key: 1231

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.010

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
POLLACK KRISTY & WAYNE 12 ROLLING HILLS DR E BRIDGEWATER, MA 02333				29-44-0				12 ROLLING HILLS DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
POLLACK KRISTY & WAYNE				09/30/2014	QS	355,000	44797-247					
BONIA KAREN M				07/21/2011	A	1	40140-216					
BONIA EDWARD A JR & KAREN				03/28/1996	L	165,000	14240-285					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,917 4	1.00	100	1.00	225,600	1.03	100	1.00	4	1.20	223,910

LAND

TOTAL	41,917 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 28		LAND	223,900	186,700
Inf1	FACTOR 100		BUILDING	339,300	293,500		
Inf2	PHY 100		DETACHED	7,400	7,000		
			OTHER	0	0		
<b>TOTAL</b>					<b>570,600</b>	<b>487,200</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00 50 0.50		2000	800	18.40	7,400



BUILDING

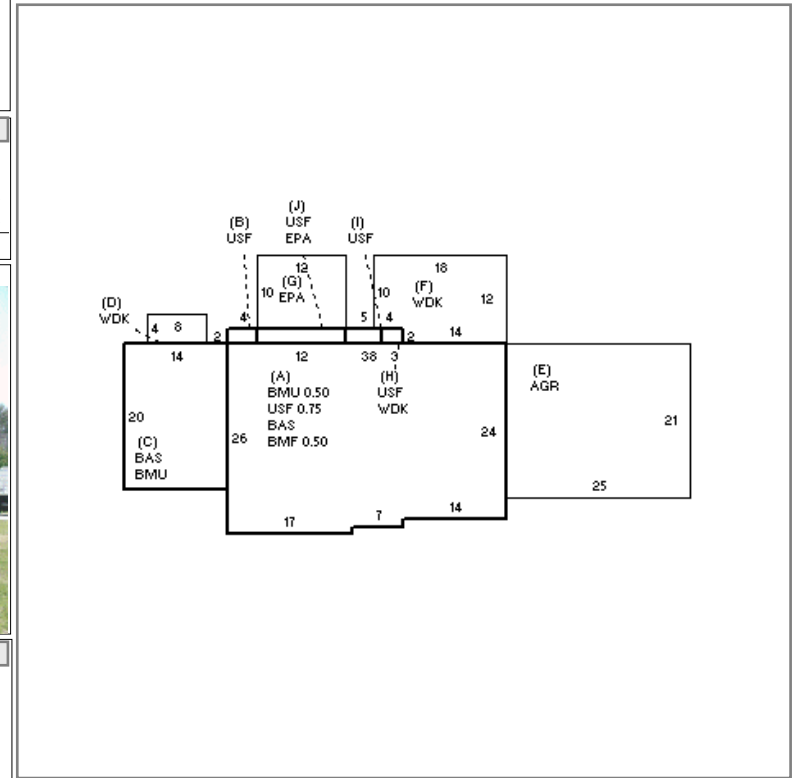
BUILDING	CD	ADJ	DESC	MEASURE	10/20/2014	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,996	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$227	OVERALL	1.000	+ EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	ADJ	1.00	+ FLOOR COVER	99	N/A	1.00
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00
BATHROOMS	2		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	8	\$5,658		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

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 %
2444	05/04/2015	3	ALTERATIONS	2,853			0 0
2411	04/13/2015	3	ALTERATIONS	19,000			0 0
		51	FIELD REVIEW		10/20/2014	PW	0 0
		6	CYCL GROWTH		06/11/2013		0 0
	03/29/2005	5	SPLIT/SUB				100 100



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	452,438
A	BMF	N	BSMT FINISH-SEP	477		51.68	24,651	CONDITION ELEM CD	
+ BAS	L		BASE AREA	1,233	1988	172.65	212,881	EXTERIOR	
+ USF	L		UPPER STORY FIN	763	1988	156.89	119,710	INTERIOR	
+ BMU	N		BSMT UNFINISHED	757		36.75	27,818	KITCHEN	
+ WDK	N		WOOD DECK	246		31.60	7,774	BATHS	
E AGR	N		ATT GARAGE	525		69.36	36,413	HEAT	
+ EPA	N		ENCLOSED PORCH	144		74.40	10,714	ELECT	
F21	O		FPL 2S 1OP	1		6,819.00	6,819	EFF.YR/AGE	1988 / 33
								COND	25 25%
								FUNC	0
								ECON	0
								DEPR	25 % GD 75
								RCNLD	\$339,300