Key: **1267**

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.045

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KELLEHER BRIAN F & NIKOLE 10 INDIAN TRAIL E BRIDGEWATER, MA 02333	30-34-0	10 INDIAN TRL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KELLEHER BRIAN F & NIKOLE	11/15/2019	QS	500,000	51957-156
GONCALVES JOSE & HELGA RA	12/01/2016	QS	399,500	47822-262
BARSON REALTY TRUST	11/23/2016	L	304,000	47783-121

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

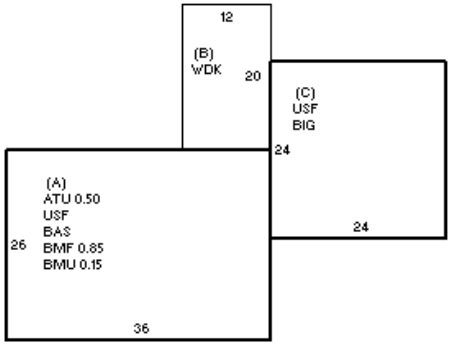
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-431	09/09/2021	3	ALTERATIONS	7,000			0	0
BP-20-547	11/04/2020	3	ALTERATIONS	4,558	11/09/2020	SLB	100	100
		6	CYCL GROWTH		05/28/2020	SD	100	100
BP-18-296	10/23/2018	3	ALTERATIONS	5,920	11/09/2020	SLB	100	100
		51	FIELD REVIEW		07/10/2017	PW	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,142	5 1.00	100 1.00	100 1.00	225,600	1.19	100 1.00	5 1.20			216,870

TOTAL	35,142 SF	ZONING		FRNT	0
Ngh	RES 5	NOTE	LOT 34/ T 14574		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	216,900	189,000
BUILDING	372,800	332,500
DETACHED	11,300	10,700
OTHER	0	0
TOTAL	**601,000**	**532,200**



DETACHED

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

PHOTO 11/09/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/9/2020	SLB
LIST	11/9/2020	SLB
REVIEW	3/25/2013	ER

BLDG COMMENTS

IN-LAW APT

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,448	DETAIL ADJ	0.969
$NLA(RCN)	$195	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$7,248
# 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	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	140		39.63	5,548
A	BMF	N	BSMT FINISH-SEP	796		55.73	44,361
A	BAS	L	BASE AREA	936	1986	151.08	141,407
+	USF	L	UPPER STORY FIN	1,512	1986	137.29	207,577
A	ATU	N	ATTIC UNF	468		30.30	14,180
B	WDK	N	WOOD DECK	240		31.60	7,584
C	BIG	N	BUILT-IN GARAGE	576		65.78	37,889
	F21	O	FPL 2S 1OP	1		6,819.00	6,819
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	478,000
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	V
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1996 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$372,800