**Key: 1600**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,353

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| KELLEY FAMILY TRUST<br>KELLEY CHRISTOPHER & DOROTHY L<br>15 ROLLING HILLS DR<br>E BRIDGEWATER, MA 02333 | 39-18-0 | 15 ROLLING HILLS DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| KELLEY FAMILY TRUST | 08/15/2018 | A | 100 | 50169-081 |
| KELLEY CHRISTOPHER & DORO | 06/03/1988 | QS | 241,000 | 8022-241 |
| CHAPIN MICHAEL J | 09/24/1987 | QS | | 8022-241 |

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

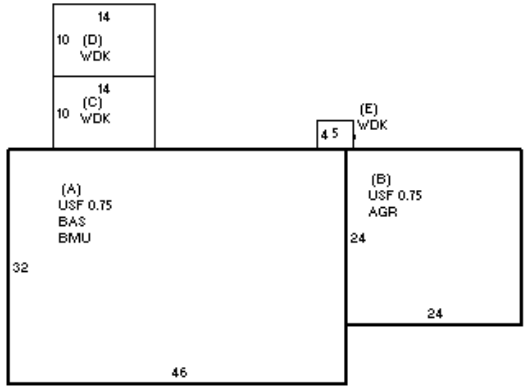
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 07/08/2013 | | 0 | 0 |
| 704 | 07/25/2002 | 3 | ALTERATIONS | 13,000 | 03/15/2004 | KB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 35,489 | 4 1.00 | 100 1.00 | 100 1.00 | 225,600 | 1.18 | 100 1.00 | 4 1.20 | | | 217,230 |

| TOTAL | 35,489 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 4 | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 217,200 | 181,100 |
| BUILDING | 408,400 | 356,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **625,600** | **537,300** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 10/16/2013

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.00 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 7/8/2013 | LF |
| LIST | | |
| REVIEW | 3/27/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1988 | SIZE ADJ | 1.000 |
| NET AREA | 3,008 | DETAIL ADJ | 1.020 |
| $NLA(RCN) | $181 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 8 | $5,549 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 4 | VINYL | 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 | 1,472 | | 35.29 | 51,947 |
| A | BAS | L | BASE AREA | 1,472 | 1988 | 150.50 | 221,534 |
| + | USF | L | UPPER STORY FIN | 1,536 | 1988 | 136.76 | 210,066 |
| B | AGR | N | ATT GARAGE | 576 | | 67.88 | 39,101 |
| + | WDK | N | WOOD DECK | 300 | | 31.60 | 9,480 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 544,496 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1989 / 32 | | |
|---|---|---|---|
| COND | 25 | 25 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 25 | % GD | 75 |
| RCNLD | | | $408,400 |