Key: 193

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 178

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TANG LEE T & VIVEIROS MARA S S/O GUNNARSON KEVIN & WAHLBERG 152 HILLCREST RD E BRIDGEWATER, MA 02333	4-227-0	152 HILLCREST RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUNNARSON KEVIN & WAHLBER	11/30/2022	QS	520,000	57461-227
TANG LEE T & VIVEIROS MAR	06/25/2009	QS	298,000	37400-153
WEIR PATRICK J & MAURA E	03/02/2004	QS	318,900	27649-191

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

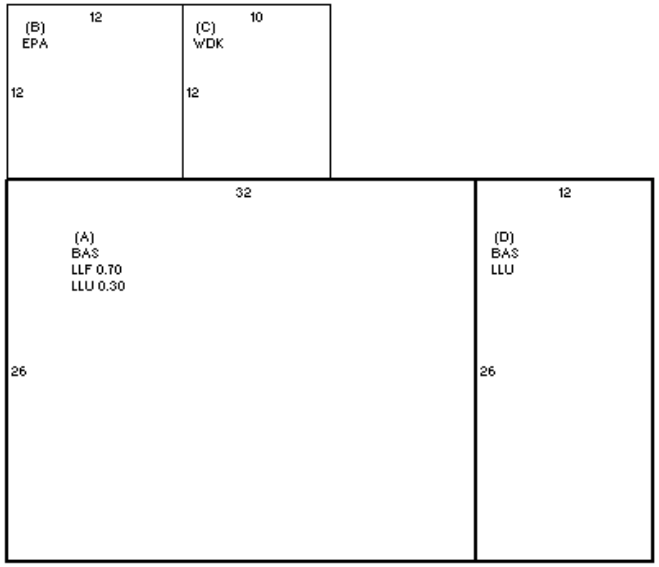
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-436	09/09/2021	3	ALTERATIONS	9,798			0	0
BP-20-357	07/23/2020	3	ALTERATIONS	9,398			0	0
		6	CYCL GROWTH		08/07/2013	LF	0	0
		6	CYCL GROWTH		10/25/2007		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,000	2 1.00	100 1.00	100 1.00	178,600	1.65	100 1.00	2 0.95			162,560

TOTAL	24,000 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	PLAN 91-51/ C/W 4/229		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	162,600	147,900
BUILDING	247,200	214,200
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**412,300**	**364,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 10/04/2013

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	8/7/2013	LF
LIST		
REVIEW	3/14/2013	ER

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.071
$NLA(RCN)	$288	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	0	1.00
TOT FIXTURES	4	$2,913
# 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
+	LLU	N	LOWER LEVEL UNF	562		62.97	35,390
A	LLF	N	LOWER LEVEL FIN	582		121.93	70,966
+	BAS	L	BASE AREA	1,144	1987	170.34	194,865
B	EPA	N	ENCLOSED PORCH	144		74.40	10,714
C	WDK	N	WOOD DECK	120		31.60	3,792
	BMG	O	BSMT GARAGE	2		2,063.00	4,126
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	329,585
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			$247,200