

Key: 203

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 185

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|---------------------------|--|--|--|--------------|----|------------|--------------|--|
| SKILLINGS KENNETH D & SHIONIS LEE | | | | 4-247-0 | | | | 124 BIXBY DR | | | | |
| 124 BIXBY DR E BRIDGEWATER, MA 02333 | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | SKILLINGS KENNETH D & SHI | | | | 09/16/2011 | A | 1 | 40323-19 | |
| | | | | SKILLINGS KENNETH D | | | | 04/18/1989 | QS | 91,750 | 9091-199 | |
| | | | | BAZZINOTTI LOUIS S & ELIZ | | | | 10/29/1973 | QS | | 3943-404 | |

| 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 | % |
| 609 | | 6 | CYCL GROWTH | | 09/25/2015 | SD | 0 | 0 |
| 609A | 06/16/2004 | 6 | CYCL GROWTH | | 08/09/2013 | LF | 0 | 0 |
| | 06/16/2004 | 3 | ALTERATIONS | 4,500 | | | 100 | 100 |
| | | 3 | ALTERATIONS | 4,500 | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|-----|------|------|----------|-----|------|---------|------|------------|-----------|---|------|--|---------|
| 100 | S | 5,445 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 205,390 | 6.60 | PF | 1.15 | 2 | 0.95 | | 169,450 |

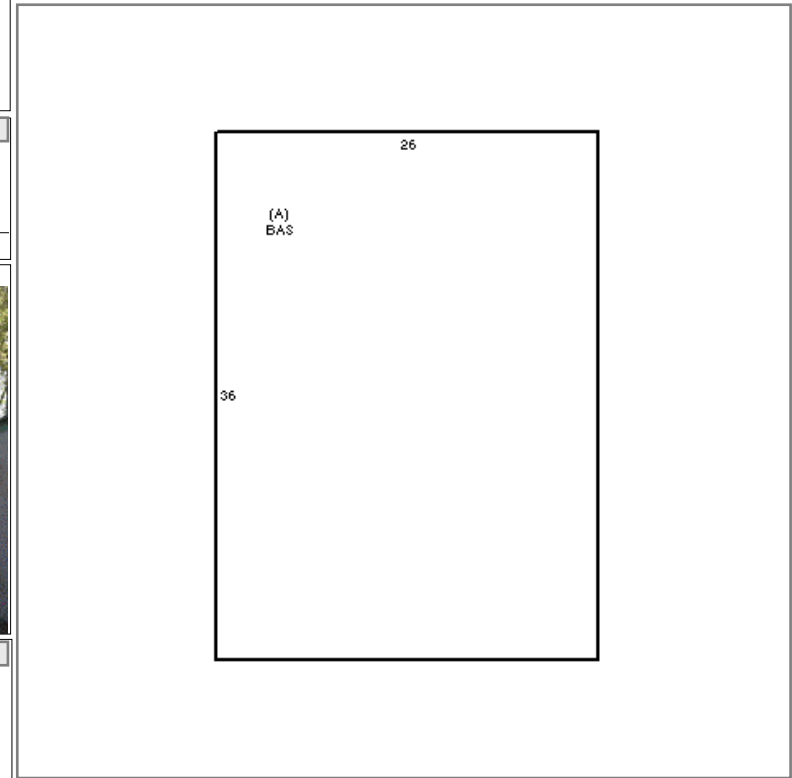
| TOTAL | 5,445 SF | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--|------------------|----------|---------|----------|---------|----------|
| Ngh | RES 2 | | N O T E | C/W 248 | | LAND | 169,500 | 154,100 |
| Inf1 | FACTOR 100 | | | BUILDING | 119,500 | 117,400 | | |
| Inf2 | PHY 100 | | | DETACHED | 2,500 | 2,300 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 291,500 | 273,800 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|----------|----|-------|-----------|-------|------------|
| SHF | A | 1.00 | 40 0.60 | | 200 | 20.44 | 2,500 | 09/28/2015 |



| BLDG COMMENTS |
|----------------|
| Fair condition |

| BUILDING | CD | ADJ | DESC | MEASURE | 9/25/2015 | SD |
|----------|----|------|----------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 6 | 1.05 | COTT/BUNGALOW [100%] | REVIEW | 3/14/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1973 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 221,387 |
|--------------|-------|------------|---------|-----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 936 | DETAIL ADJ | 1.029 | FOUNDATION | 1 | PIER | 0.98 | A | BAS | L | BASE AREA | 936 | 1973 | 234.28 | 219,288 | | |
| \$NLA(RCN) | \$237 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | | | | | | | | | | |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | | | | | | | | | | |
| STORIES | 1 | ADJ | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | | | | | | | | | |
| ROOMS | 5 | | 1.00 | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | | |
| BEDROOMS | 2 | | 1.00 | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | | |
| BATHROOMS | 1 | | 1.00 | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| # 1/2 BATHS | 0 | | 1.00 | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| TOT FIXTURES | 3 | | \$2,099 | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| # UNITS | 1 | | 1.00 | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|------------|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1960 / 61 |
| COND | 46 46 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 46 % GD 54 |
| RCNLD | \$119,500 |