

Key: 2190

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.887

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FAY KEVIN M & CHRISTINA M 55 LEAF LANE E BRIDGEWATER, MA 02333				56-23-0				55 LEAF LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAY KEVIN M & CHRISTINA M				10/31/2006	QS	345,100	33605-233				
ARVIDSON RUSSELL J & REGI				08/31/1971	QS		3703-713				

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	%
27	04/21/2016	3	ALTERATIONS	6,325			0	0
		6	CYCL GROWTH		06/24/2013		0	0

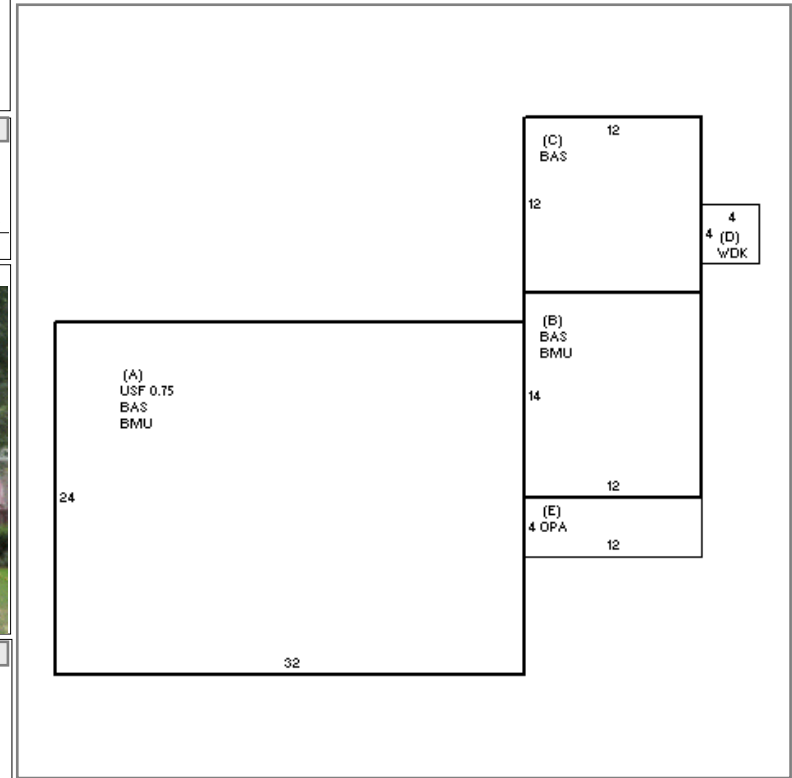
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,030 4	1.00	100	100	1.00	225,600	1.78	100	1.00	4	1.20	203,290

TOTAL	22,041 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 4/ T 10075			LAND	203,300	169,500
Inf1	FACTOR 100		BUILDING	245,600	210,600		
Inf2	PHY 100		DETACHED	13,800	13,000		
			OTHER	0	0		
					TOTAL	462,700	393,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
SHF	A	1.00	40 0.60	1999	200	20.44	2,500
IPV	A	1.00	30 0.70	1975	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/1/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	336,453		
NET AREA	1,656	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		39.63	37,091	CONDITION ELEM CD			
\$NLA(RCN)	\$203	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1971	160.99	92,731	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,080	1971	177.16	191,334	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	16		31.63	506	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	48		42.71	2,050	BATHS			
				INT FINISH	99	N/A	1.00		F22	O	FPL 2S 2OP	1		9,341.00	9,341	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																EFF.YR/AGE	1980 / 41		
																COND	27 27 %		
																FUNC	0		
																ECON	0		
																DEPR	27	% GD	73
																RCNLD	\$245,600		