

Key: 2192

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.889

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
NORTON SEAN F & FLYNN AMANDA 85 LEAF LN E BRIDGEWATER, MA 02333				56-25-0				85 LEAF LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NORTON SEAN F & FLYNN AMA TIRRELL RICHARD W				10/29/2021	QS	380,000	55930-261				
				04/28/1972	QS		3772-047				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
996	06/24/2013	6	CYCL GROWTH		09/01/2022	SD	0	0
	04/25/2005	51	FIELD REVIEW		09/03/2013	SLB	0	0
		6	CYCL GROWTH		10/07/2013	SLB	0	0
		7	DETACHED BLD	4,307	06/02/2005	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,400 4	1.00	100	1.00	100	1.00		4	1.20		203,680

TOTAL	22,400 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 6/ T 10328	LAND	203,700	169,800		
Inf1	FACTOR 100		BUILDING	199,200	171,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	402,900	341,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/26/2022



BUILDING	CD	ADJ	DESC	MEASURE	9/1/2022	SD
MODEL	1		RESIDENTIAL	LIST	9/1/2022	SD
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/1/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	265,601
NET AREA	1,044	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	726		64.24	46,638		
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	242		124.39	30,102		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	168		31.60	5,309		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,044	1971	173.76	181,410		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		

EFF.YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75

RCNLD	\$199,200
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