

Key: 2415

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.092

LEGALLAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|---------------------------|---|---------|-----------|----------------|---|------------|--------------|--|
| KILROY JOHN M & KAITLYN E 5 LYNN LEE TERR E BRIDGEWATER, MA 02333 | | | | 59-122-0 | | | | 5 LYNN LEE TER | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | KILROY JOHN M & KAITLYN E | | | | 02/26/2016 | U | 296,000 | 46629-299 | |
| WATSON ERIC P | | | | 10/22/2012 | T | 420,000 | 42128-074 | | | | | |
| HANSEN KRISTINA V | | | | 08/07/1991 | L | 157,000 | 10420-069 | | | | | |

| 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 % |
| SS14-13 | 12/31/2012 | 6 | CYCL GROWTH | | 12/15/2014 | LF | 0 0 |
| | 12/19/2012 | 5 | SPLIT/SUB | | 11/15/2013 | ER | 100 100 |
| | 09/30/2004 | 6 | CYCL GROWTH | | 12/19/2012 | LFF | 0 0 |
| 783 | | 3 | ALTERATIONS | 8,650 | | | 100 100 |

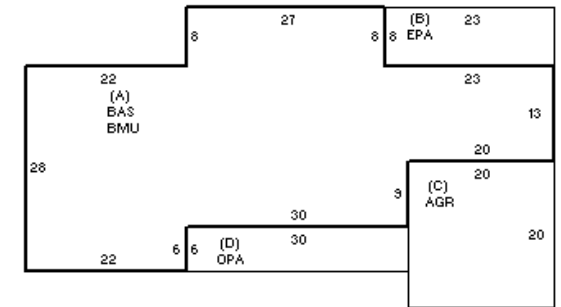
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 43,560 | 3 | 1.00 | 100 | 188,000 | 1.00 | 100 | 1.00 | 3 | | 188,000 |
| 300 | A | 0.210 | 3 | 1.00 | 100 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 1,200 |

| TOTAL | 1.210 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|-------------------------|---------|--------------|----------------|----------------|
| Ngh | RES 3 | | N O T E | LOT 3/ Plan 13-12 Lot 6 | | LAND | 189,200 | 172,100 |
| Inf1 | FACTOR 100 | | | BUILDING | 322,900 | 301,100 | | |
| Inf2 | PHY 100 | | | DETACHED | 2,500 | 2,300 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | | | TOTAL | 514,600 | 475,500 |

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

PHOTO 12/15/2014

| BUILDING | CD | ADJ | DESC | MEASURE | 12/15/2014 | LF |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/2/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



DETACHED

BUILDING

| YEAR BLT | 1965 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 430,528 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,752 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,752 | | 34.11 | 59,761 | | |
| \$NLA(RCN) | \$246 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BASE AREA | 1,752 | 1965 | 176.97 | 310,057 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCLOSED PORCH | 184 | | 74.40 | 13,690 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | AGR | N | ATT GARAGE | 400 | | 74.62 | 29,849 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | D | OPA | N | OPEN PORCH | 180 | | 42.70 | 7,686 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | F11 | O | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| 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 | \$322,900 |
|-------|-----------|
|-------|-----------|