

Key: 260

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 228

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TIPLADY JONATHAN S/O WHITTEMORE GAVIN J & ANNA 72 BIXBY DR E BRIDGEWATER, MA 02333				4-528-0				74 BIXBY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHITTEMORE GAVIN J & ANNA				03/03/2022	QS	490,000	56515-129				
TIPLADY JONATHAN				11/18/2013	A	100	43831-327				
TIPLADY JONATHAN				04/17/2013	A	100	42941-036				

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	%
2818	01/22/2016	6	CYCL GROWTH	25,000	05/06/2022	SD	0	0
		6	CYCL GROWTH		04/09/2021	SD	0	0
		2	ADDITIONS		02/10/2016	PW	0	100
		6	CYCL GROWTH		09/24/2015	SD	0	0
		6	CYCL GROWTH		05/17/2013		0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	C/W 529	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE		LAND	169,500	154,100		
Infl1	FACTOR 100			BUILDING	226,300	214,600		
Infl2	PHY 100			DETACHED	2,500	2,300		
				OTHER	0	0		
				TOTAL	398,300	371,000		

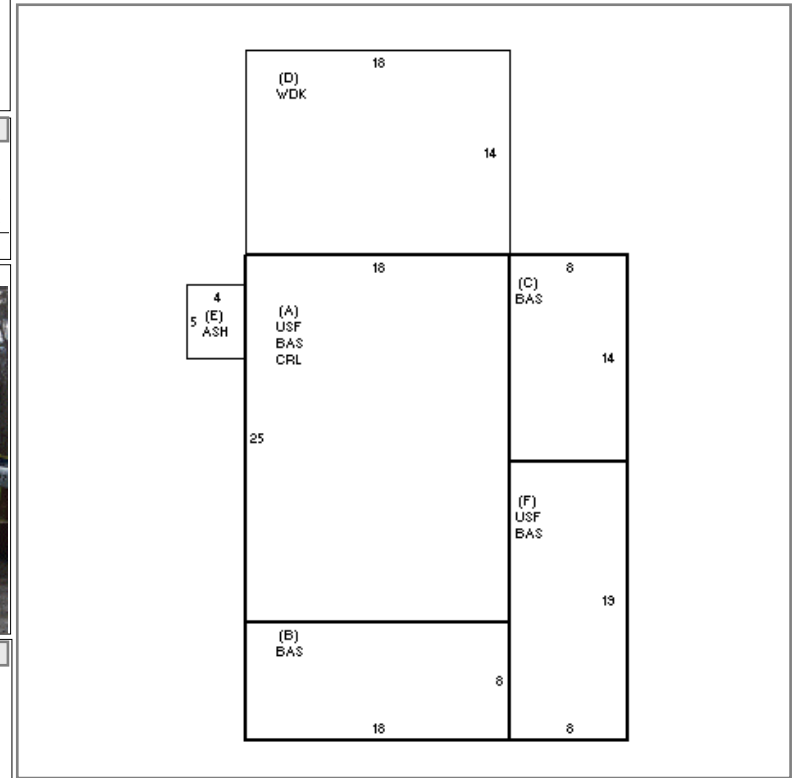
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2021	SD
MODEL	1		RESIDENTIAL	LIST	4/9/2021	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/14/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	266,232	
NET AREA	1,460	DETAIL ADJ	0.927	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	450		11.55	5,198	CONDITION ELEM	CD	
\$NLA(RCN)	\$182	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	602	1960	156.58	94,259	EXTERIOR	V	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	706	1960	172.30	121,646	INTERIOR	V
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	252		31.60	7,963	KITCHEN	V		
ROOMS	7	1.00	FLOOR COVER	99	N/A	1.00	E	ASH	N	ATT SHED	20		18.75	375	BATHS	V		
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	F	BAS	L	BASE AREA	152	2016	172.30	26,190	HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		6,819.00	6,819	ELECT			
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00												
TOT FIXTURES	6	\$3,782	ARPUD	0		1.00												
# UNITS	1	1.00	AFFORDABLE	0		1.00												



EFF.YR/AGE	2006 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$226,300