

Key: 263

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 231

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HILL CHRISTOPHER M 54 BIXBY DR E BRIDGEWATER, MA 02333				4-534-0				54 BIXBY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HILL CHRISTOPHER M				09/29/2016	QS	399,000	47526-097				
HARWOOD SEAN				11/04/2010	S	255,000	39221-7				
THE COMMUNITY BANK				06/02/2010	L	200,000	38588-17				

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	%
2150	08/14/2014	51	FIELD REVIEW		07/05/2017	PW	0	0
		6	CYCL GROWTH		09/25/2015	SD	0	0
		3	ALTERATIONS	13,754			0	0
		6	CYCL GROWTH		08/06/2013	LF	0	0
180	11/14/2007	7	DETACHED BLD	2,500	05/06/2008		0	0

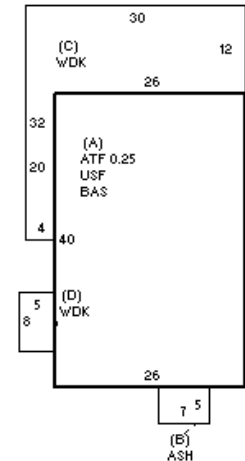
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	6,520	2	1.00	100	1.00	100	1.00	205,390	5.54	PF	1.15	2	0.95		170,460

TOTAL	6,520 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 535	LAND	170,500	155,100		
Infl1	FACTOR 100		BUILDING	321,600	284,700		
Infl2	PHY 100		DETACHED	5,900	5,600		
			OTHER	0	0		
TOTAL			498,000	445,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 16X24	2008	384	17.01	5,900



BLDG COMMENTS		
PHOTO	09/28/2015	
IN-LAW APT		



BUILDING	CD	ADJ	DESC	MEASURE	7/5/2017	PW
MODEL	1		RESIDENTIAL	LIST	3/28/2006	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/14/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,340	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	1,040	2005	160.76	167,186
\$NLA(RCN)	\$160	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,040	2005	146.08	151,927
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	260	2005	104.00	27,041
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ASH	N	ATT SHED	35		19.68	689
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	480		33.18	15,926
				INT FINISH	2	DRYWALL	1.00		KIT	O	XTRA KITCHEN	1		5,656.40	5,656
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	373,960	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	2007 / 14		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD		\$321,600	