Key: 2899 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 2,484

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEARNS KEVIN **37 LELAND ST** **E BRIDGEWATER, MA 02333**	**64-45-0**	**37 LELAND ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEARNS KEVIN	06/25/2020	QS	323,000	52965-270
KEARNEY JAMES A HEIRS OF	12/06/1989	A	1	9495-193
KEARNEY RUTH A	10/19/1982	A	1	5226-139

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

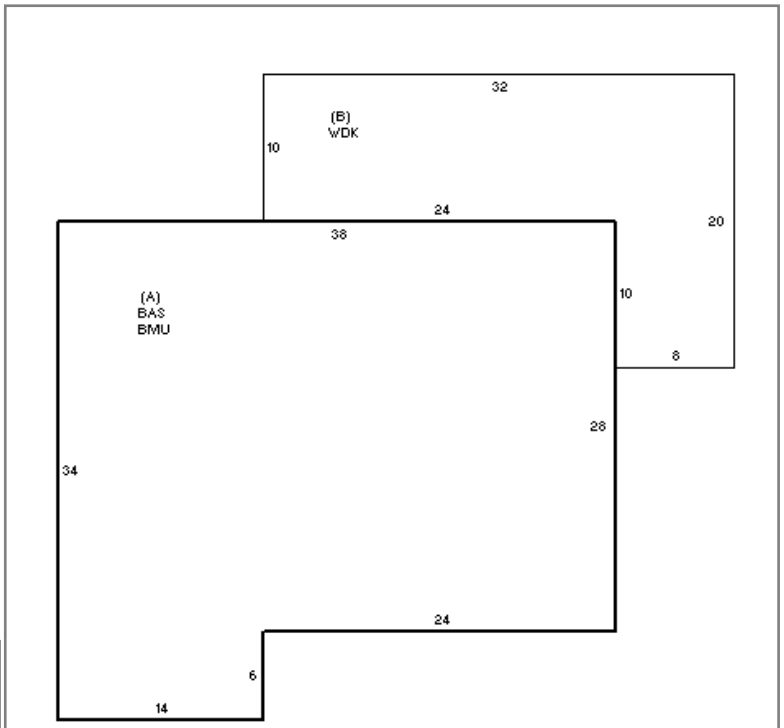
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		11/24/2020	SD	0	0
		6	CYCL GROWTH		09/12/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,875	3 1.00	100 1.00	100 1.00	188,000	2.27	100 1.00	3 1.00			164,970

TOTAL	16,875 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	165,000	150,100
BUILDING	152,600	146,000
DETACHED	20,300	19,300
OTHER	0	0
TOTAL	**337,900**	**315,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90			336	59.02	17,800
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 12/02/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/24/2020	SD
LIST	11/24/2020	SD
REVIEW	4/5/2013	ER

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,148	DETAIL ADJ	1.020
$NLA(RCN)	$266	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,148		37.44	42,983
A	BAS	L	BASE AREA	1,148	1955	210.38	241,514
B	WDK	N	WOOD DECK	400		31.60	12,640
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	305,235
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	$152,600