

Key: 2915

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.497

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KINGMAN FAMILY LIVING TRUST KINGMAN EAMON & ANDREA TR 240 THAYER AVE E BRIDGEWATER, MA 02333				64-63-0				240 THAYER AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KINGMAN FAMILY LIVING TRU				06/14/2021	A	100	55140-066				
KINGMAN EAMON R & ANDREA				04/24/2000	QS	84,000	18455-235				
KINGMAN EAMON R & ANDREA				04/23/2000	QS	84,000	18455-235				

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	%
2042	06/05/2014	3	ALTERATIONS	2,000	06/10/2015	SLB	100	100
1575	06/06/2013	8	POOL	7,000			0	0
		51	FIELD REVIEW		05/01/2013	LF	0	0
		3	ALTERATIONS		05/07/2003	KB	0	100
	04/04/2002	6	CYCL GROWTH		04/04/2002	KEO	100	100

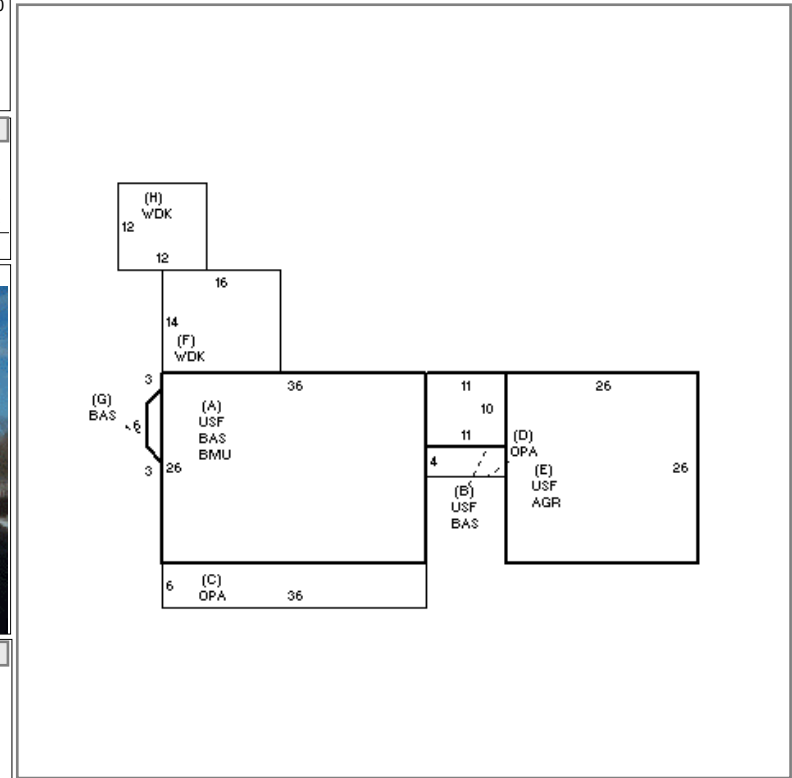
LAND

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	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.930 3	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	5,300

TOTAL	1.930 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	ESMT		LAND	193,300	175,800
Inf1	FACTOR 100				BUILDING	419,000	374,300
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	612,300	550,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/07/2013
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2015	SLB
MODEL	1		RESIDENTIAL	LIST	5/7/2003	KB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/5/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	530,393
NET AREA	2,785	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		41.61	38,946		
\$NLA(RCN)	\$190	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,722	2000	141.89	244,329		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,063	2000	156.14	165,975		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	260		44.84	11,657		
				FLOOR COVER	99	N/A	1.00	E	AGR	N	ATT GARAGE	676		68.92	46,590		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	368		33.18	12,211		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 1OP	1		7,160.00	7,160		
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79

RCNLD	\$419,000
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