

Key: 2942

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.519

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KENN EUNICE 72 CEDAR ST E BRIDGEWATER, MA 02333				66-6-0				72 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KENN EUNICE				05/20/1996	H	1 14371-256					
KENN JOHN R & EUNICE				11/06/1975	QS	4114-201					

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	%
	06/26/2013	51	FIELD REVIEW		08/24/2013	LF	0	0
		6	CYCL GROWTH		10/07/2013	SLB	0	0
		6	CYCL GROWTH		10/27/2008		0	0

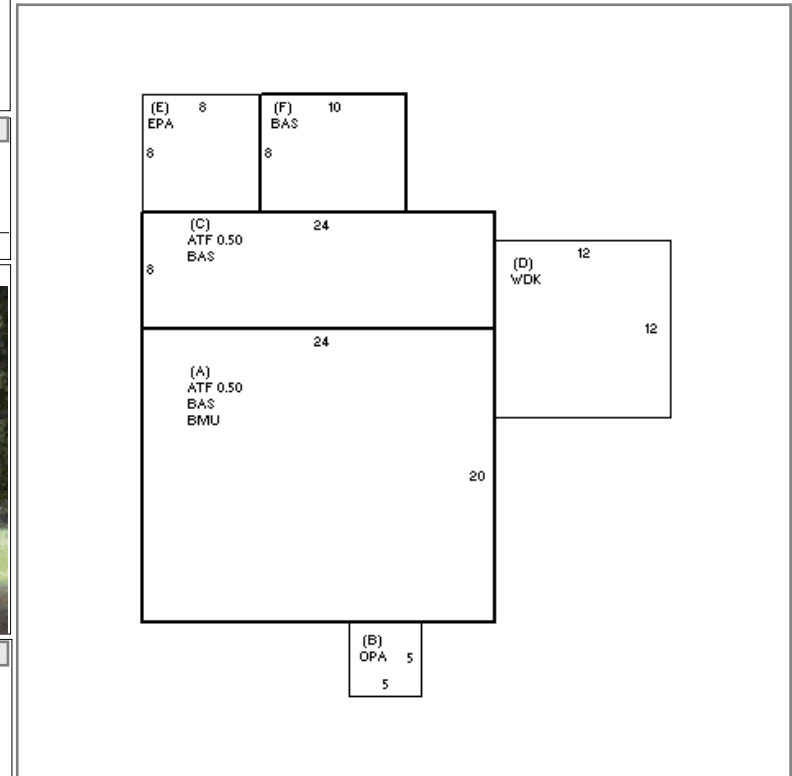
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,780 3	1.00	100	1.00	100	1.00	188,000	1.80	100	1.00	3 1.00	169,200

TOTAL	21,780 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	169,200	153,900			
Inf1	FACTOR 100		BUILDING	120,900	107,800			
Inf2	PHY 100		DETACHED	17,500	16,700			
			OTHER	0	0			
			TOTAL	307,600	278,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 40 0.60			560	52.03	17,500



BUILDING	CD	ADJ	DESC	MEASURE	8/24/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,088	DETAIL ADJ	1.000
\$NLA(RCN)	\$222	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	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	1	FORCED AIR	1.00
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	480		50.90	24,434
+	ATF	L	ATTIC FINISH	336	1900	136.82	45,971
B	OPA	N	OPEN PORCH	25		42.72	1,068
+	BAS	L	BASE AREA	752	1900	211.48	159,032
D	WDK	N	WOOD DECK	144		31.60	4,550
E	EPA	N	ENCLOSED PORCH	64		74.41	4,762

TOTAL RCN	241,857
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	\$120,900