

Key: 3069

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.632

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----------|------------|----------------------|-------------------|--|--|--|
| DELANEY STEVEN M & GAIL A 26 KENNELWORTH DR E BRIDGEWATER, MA 02333 | | | | 68-37-0 | | | | 26 KENNELWORTH DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DELANEY STEVEN M & GAIL A CASANO JOSEPH A & MARY C | | | | 10/21/1987 | QS QS | | 8079-131 4297-416 | | | | |

| 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 | % |
| BP-19-190 | 06/03/2019 | 351 | ALTERATIONS FIELD REVIEW | 5,600 | 11/21/2013 | SD LF | 0 0 | 100 0 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 22,651 4 | 1.00 | 100 | 1.00 | 225,600 | 1.74 | 100 | 1.00 | 4 | 1.20 | 203,960 |

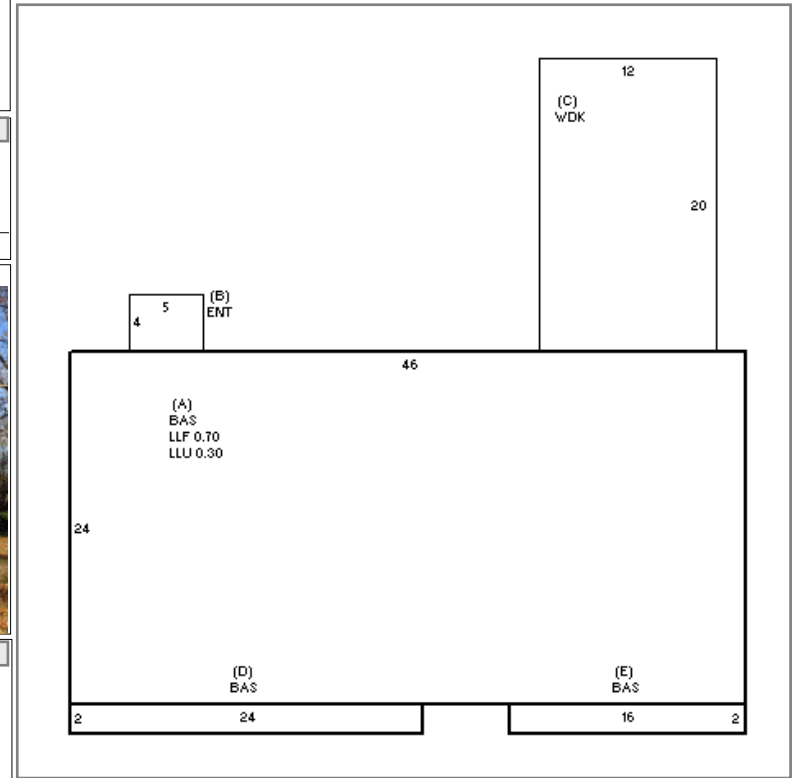
| TOTAL | 22,651 SF | ZONING | FRNT 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------|--------------|----------------|----------------|
| Ngh | RES 4 | N O T E | LOT 3 | LAND | 204,000 | 170,000 |
| Inf1 | FACTOR 100 | | | BUILDING | 253,100 | 218,800 |
| Inf2 | PHY 100 | | | DETACHED | 2,500 | 2,300 |
| | | | | OTHER | 0 | 0 |
| | | | | TOTAL | 459,600 | 391,100 |

DETAILED

| 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

| BUILDING | CD | ADJ | DESC | MEASURE | 11/21/2013 | LF |
|----------|----|------|---------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] | REVIEW | 4/8/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1977 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,184 | DETAIL ADJ | 1.050 |
| \$NLA(RCN) | \$278 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 3 | \$2,142 | |
| # 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 | LLU | N | LOWER LEVEL UNF | 331 | | 61.74 | 20,435 |
| A | LLF | N | LOWER LEVEL FIN | 773 | | 119.54 | 92,407 |
| B | ENT | N | ENCLOSED ENTRY | 20 | | 81.10 | 1,622 |
| C | WDK | N | WOOD DECK | 240 | | 31.60 | 7,584 |
| + | BAS | L | BASE AREA | 1,184 | 1977 | 167.00 | 197,724 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 328,733 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1995 / 26 |
| COND | 23 23 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 23 % GD 77 |
| RCNLD | \$253,100 |