

Key: 3081

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.643

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KATILUS ROBERT D & MICHELLE M 42 KENNELWORTH DR E BRIDGEWATER, MA 02333				69-11-0				42 KENNELWORTH DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KATILUS ROBERT D & MICHEL				05/29/1998	QS	205,000	16245-222				
JOUBERT MICHAEL F & KIMBE				01/30/1998	A	1	15852-201				
JOUBERT MICHAEL F				02/28/1996	A	1	14165-066				

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-21-477	10/06/2021	3	ALTERATIONS	5,000				0
		6	CYCL GROWTH		07/01/2013	LF		0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,217 4	1.00	100	1.00	100	1.00	225,600	1.77	100	1.00	4 1.20	203,490

TOTAL	22,217 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE			LAND	203,500	169,700
Inf1	FACTOR 100		BUILDING	288,300	252,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>491,800</b>	<b>422,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	384,364
NET AREA	1,638	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		39.63	37,091	CONDITION ELEM	CD
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	936	1987	181.42	169,805	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1987	164.86	115,729	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	336		31.60	10,618	KITCHEN	
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	528		69.29	36,584	BATHS	
				INT FINISH	99	N/A	1.00	D	PTA	N	PATIO	340		12.50	4,250	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819	ELECT	
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1989 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$288,300