

Key: 3094

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.652

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY CHERYL E 86 KENNELWORTH DR E BRIDGEWATER, MA 02333				69-30-0				86 KENNELWORTH DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY CHERYL E				04/24/2015	H	1	45463-252				
MCCARTHY JOHN C & CHERYL				11/13/1998	QS	210,000	16811-061				
EATON DAVID G & DAREN V				09/12/1979	QS	4720-398					


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	%
117	03/18/2002	51	FIELD REVIEW		11/20/2013	LF	0	0
		6	CYCL GROWTH		03/18/2002	KEO	100	100

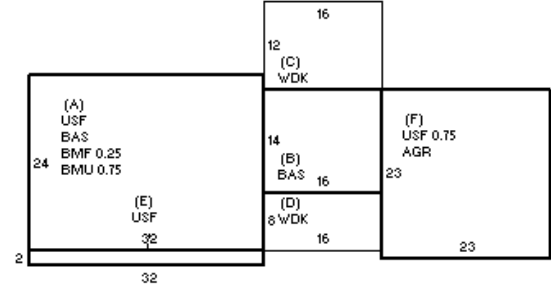
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	35,743 4	1.00	100	1.00	100	1.00	225,600	1.18	100	1.00	4	1.20		217,510

TOTAL	35,743 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE	LAND	217,500	181,400		
Inf1	FACTOR 100		BUILDING	323,700	289,200		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
		TOTAL		543,700	472,900		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/21/2013
SHF	A	1.00	40 0.60	1995	200	20.44	2,500		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/20/2013	LF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/8/2013	ER	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	420,417
NET AREA	2,221	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		42.23	24,324		
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	192		59.39	11,403		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	992	1979	155.46	154,221		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	320		31.60	10,112		
				FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	1,229	1979	141.28	173,627		
				INT FINISH	99	N/A	1.00	F	AGR	N	ATT GARAGE	529		69.22	36,616		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

TOTAL RCN	420,417	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			\$323,700