

Key: 3096

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.654

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MANN TERESA P 97 KENNELWORTH DR E BRIDGEWATER, MA 02333				69-32-0				97 KENNELWORTH DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANN TERESA P				03/06/1995	A	52,000	13456-197				
MANN MICHAEL & ANTONANGEL				03/21/1977	QS		4249-241				

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-19-218	07/05/2019	6	CYCL GROWTH	6,000	06/18/2020	SD	100	100
2615	08/14/2015	3	ALTERATIONS	33,200	05/05/2016	SD	100	100
	08/19/2013	6	CYCL GROWTH		07/02/2013		0	0
		5	SPLIT/SUB		02/20/2009		100	100
386	07/29/2008	2	ADDITIONS	65,000	04/30/2009		0	0

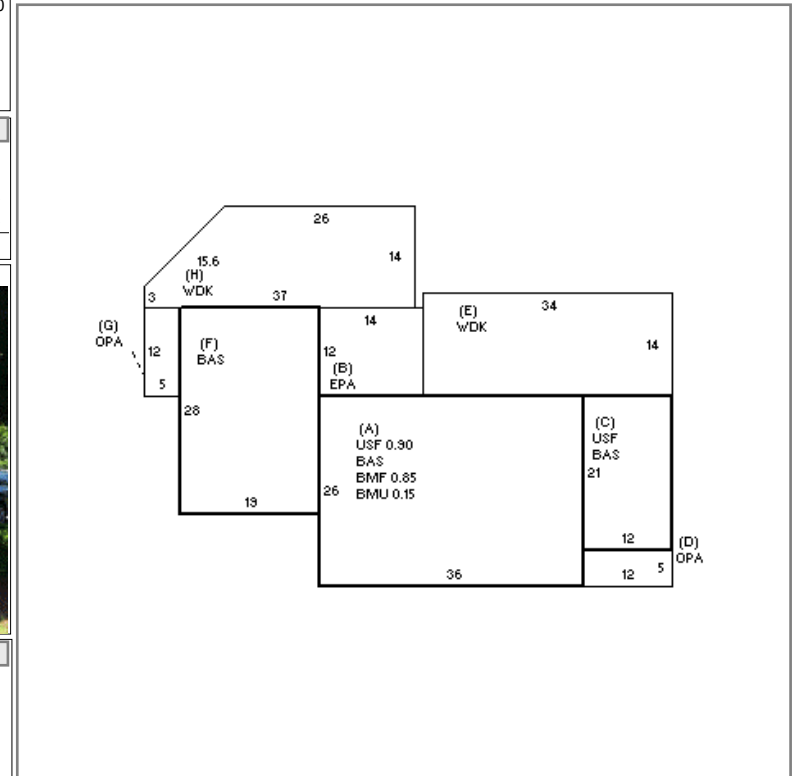
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	4	1.00	100	1.00	100	1.00	4	1.20		225,600
300	A	0.076	4	1.00	100	1.00	100	1.00	ELP	1.00		430
						225,600	1.00	100	1.00			225,600
						5,700	1.00	100	1.00			430

TOTAL	1.076 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 13A/ PLAN 08-384 C/W 69/10	LAND	226,000	188,500		
Infl1	FACTOR 100		BUILDING	389,600	342,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	615,600	530,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/18/2020	SD
MODEL	1		RESIDENTIAL	LIST	6/18/2020	SD
STYLE	5	0.95	COLONIAL [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	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,579
NET AREA	2,814	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	140		39.63	5,548		
\$NLA(RCN)	\$182	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	796		55.73	44,361		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,094	1977	134.82	147,490		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	168		74.40	12,499		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,188	1977	148.36	176,250		
				INT FINISH	99	N/A	1.00	+	OPA	N	OPEN PORCH	120		42.70	5,124		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	934		31.60	29,514		
				FUEL SOURCE	99	N/A	1.00	F	BAS	L	BASE AREA	532	2008	148.36	78,927		
				ARPUD	0		1.00	F21	O	FPL 2S 1OP	1		6,819.00	6,819			
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1990 / 31
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$389,600