

Key: 3098

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.656

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
URQUHART STEVEN 77 KENNELWORTH DR E BRIDGEWATER, MA 02333				69-34-0				77 KENNELWORTH DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
URQUHART STEVEN				12/08/2014	QS	276,000	45022-236					
WHITCOMB STEPHEN C &				10/31/2001	1	235,000	20819-249					
FOLLONI EDWARD L & LISA A				07/10/1981	QS	59,900	5023-078					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,292 4	1.00	100	1.00	225,600	1.19	100	1.00	4	1.20	217,030

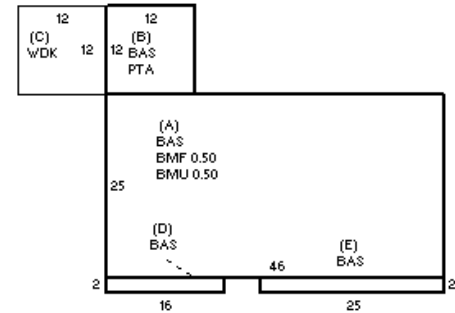
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3139	12/21/2016	3	ALTERATIONS	34,700	05/11/2017	SLB	100	100
		51	FIELD REVIEW		05/15/2015	PW	0	0
		6	CYCL GROWTH		07/16/2013	LF	0	0
	10/25/2012	3	ALTERATIONS	13,200			0	0
540	05/01/2002	3	ALTERATIONS	4,500	04/12/2004	KB	100	100

LEGALS AND

TOTAL	35,292 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 11A/ T 12909			LAND	217,000	181,000
Infl1	FACTOR 100		BUILDING	264,400	228,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	481,400	409,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2017	SLB
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%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	352,550	
NET AREA	1,376	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	575		37.41	21,509	CONDITION ELEM	CD	
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	575		52.61	30,249	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	144		12.50	1,800	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	144		31.60	4,550	KITCHEN	G	
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,376	1980	205.82	283,213	BATHS		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT		
				FUEL SOURCE	99	N/A	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1987 / 34
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$264,400