**Key: 3099**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,657

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BREW RANDALL P & CAROL A<br>67 KENNELWORTH DR<br>E BRIDGEWATER, MA 02333 | 69-35-0 | 67 KENNELWORTH DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BREW RANDALL P & CAROL A | 12/11/1978 | QS | | 4584-098 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

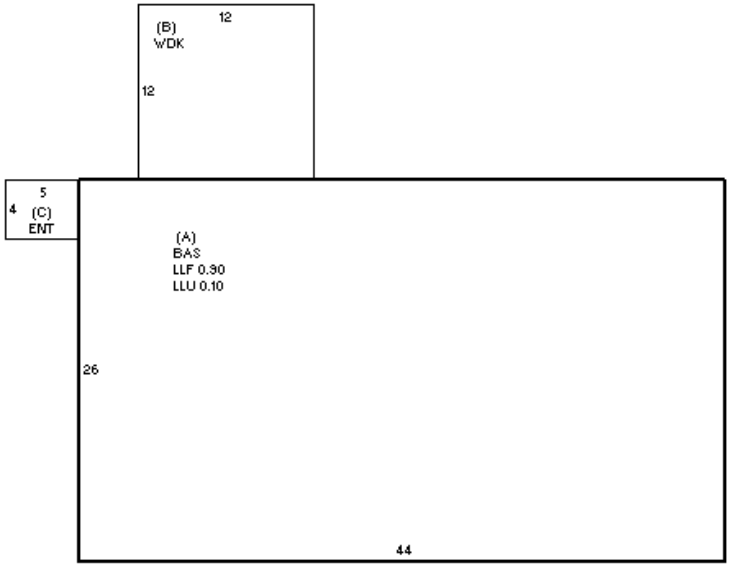
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 51 | FIELD REVIEW | | 11/20/2013 | LF | 0 | 0 |

## 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 | 225,600 | 1.00 | 100 | 1.00 | 4 | 1.20 | | | 225,600 |
| 300 | A | 0.110 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | | | 630 |

| TOTAL | 1.110 Acres | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 4 | NOTE | LOT 10A/ T 12309 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 226,200 | 188,700 |
| BUILDING | 256,600 | 218,700 |
| DETACHED | 2,500 | 2,300 |
| OTHER | 0 | 0 |
| TOTAL | **485,300** | **409,700** |




## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| SHF | A | 1.00 | 40 | 0.60 | | | 200 | 20.44 | 2,500 |

PHOTO 11/21/2013

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 11/20/2013 | LF |
|---|---|---|
| LIST | | |
| REVIEW | 4/8/2013 | ER |

| YEAR BLT | 1978 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,144 | DETAIL ADJ | 1.092 |
| $NLA(RCN) | $307 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $4,455 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 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 | 11 | HW/COOL AIR | 1.04 |
| 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 | 114 | | 64.21 | 7,320 |
| A | LLF | N | LOWER LEVEL FIN | 1,030 | | 124.33 | 128,055 |
| A | BAS | L | BASE AREA | 1,144 | 1978 | 173.68 | 198,686 |
| B | WDK | N | WOOD DECK | 144 | | 31.60 | 4,550 |
| C | ENT | N | ENCLOSED ENTRY | 20 | | 81.10 | 1,622 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 351,507 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1980 / 41 | |
|---|---|---|
| COND | 27 | 27 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 27 | % GD 73 |
| RCNLD | | $256,600 |