Key: 3627

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,132

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TALLUTO JOSEPH & MELINDA S/O REYNOLDS MELISSA L & JAMES 16 KINGMAN CIR E BRIDGEWATER, MA 02333	81-56-0	16 KINGMAN CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REYNOLDS MELISSA L & JAME	08/31/2022	QS	450,000	57191-016
TALLUTO JOSEPH & MELINDA	02/06/2018	QS	295,000	49479-241
MARTIN RITA B	12/28/1994	A	1	13341-247

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

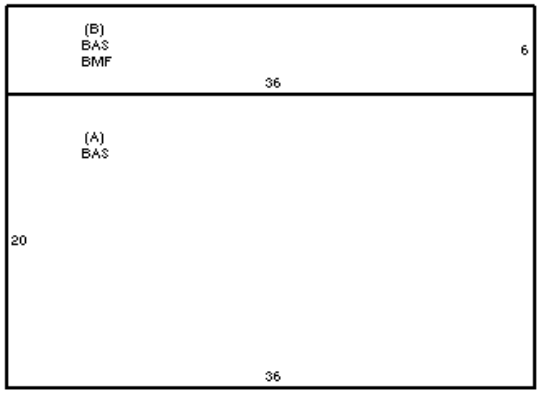
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		07/16/2019	PW	0	0
		99	OTHER		05/21/2018	SD	0	0
		6	CYCL GROWTH		07/28/2017	SD	0	0
		6	CYCL GROWTH		06/25/2013	LF	0	0
		6	CYCL GROWTH		01/01/2004	CAP	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,314	3 1.00	100 1.00	100 1.00	188,000	2.63	100 1.00	3 1.00			162,750

TOTAL	14,314 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	162,800	148,000
BUILDING	185,700	169,500
DETACHED	22,300	21,200
OTHER	0	0
TOTAL	**370,800**	**338,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70			624	50.95	22,300

PHOTO 08/01/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.05	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/21/2018	SD
LIST		
REVIEW	4/11/2013	ER

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	1.081
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,205
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	936	1962	246.12	230,370
B	BMF	N	BSMT FINISH-SEP	216		73.20	15,811
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	254,403
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		$185,700