

Key: 3670

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.172

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KNOLL DREW E & JENNIFER L 55 KINGMAN CIR E BRIDGEWATER, MA 02333				82-25-0				55 KINGMAN CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KNOLL DREW E & JENNIFER L				03/31/2016	QS	292,500	46759-103				
BENNETT THOMAS F & EILEEN				01/25/2001	QS	187,500	19293-320				
DONAHUE JOHN R & JOAN D				07/13/1962	QS		2948-039				

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	%
2977	06/23/2016	2	ADDITIONS	5,000	05/23/2017	SLB	100	100
22-85		6	CYCL GROWTH	6,513	07/16/2013	LF	0	0
		3	ALTERATIONS				0	0

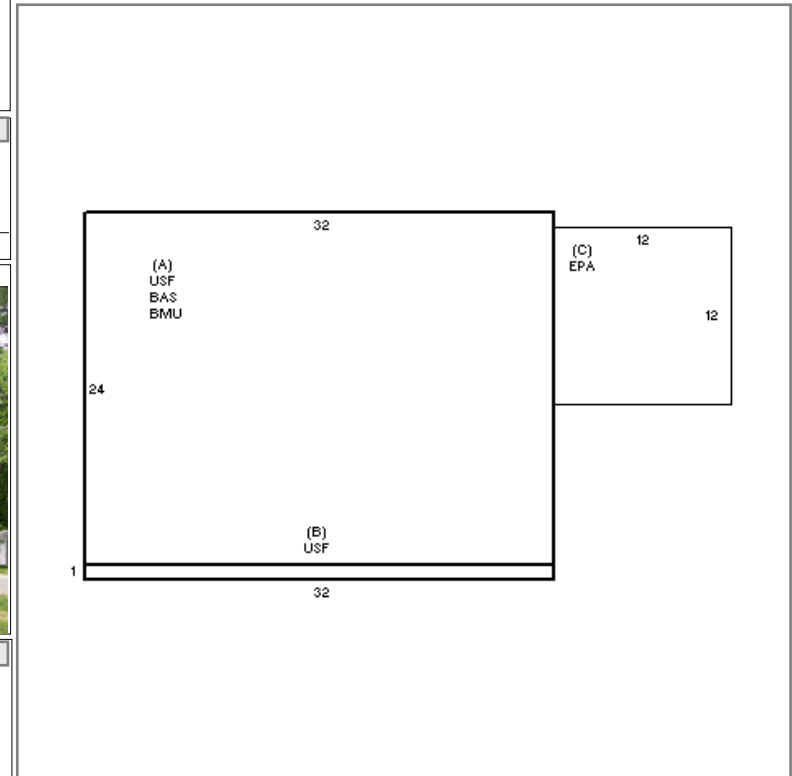
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,865 3	1.00	100	1.00	188,000	2.91	100	1.00	3	1.00	161,500

TOTAL	12,865 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 7502		LAND	161,500	146,900
Infl1	FACTOR 100		BUILDING	230,600	202,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	392,100	349,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2017	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/11/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	315,861
NET AREA	1,568	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		42.23	32,433		
\$NLA(RCN)	\$201	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	768	1962	175.21	134,564		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	800	1962	159.22	127,377		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	144		74.40	10,714		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$3,954
# UNITS	1	1.00

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	\$230,600
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