

Key: 3959

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.424

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PHILLIPS KEVIN R S/O TONG HOI & AYALA SHANICE 416 HIGHLAND ST E BRIDGEWATER, MA 02333				92-28-0				416 HIGHLAND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TONG HOI & AYALA SHANICE				07/15/2022	QS	625,000	57031-275				
PHILLIPS KEVIN R				08/13/2007	A	1	34945-309				
PHILLIPS KEVIN R & CYNTHI				07/30/1996	G	171,000	14547-266				

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	%
		6	CYCL GROWTH		09/10/2013	LF	0	0


LAND

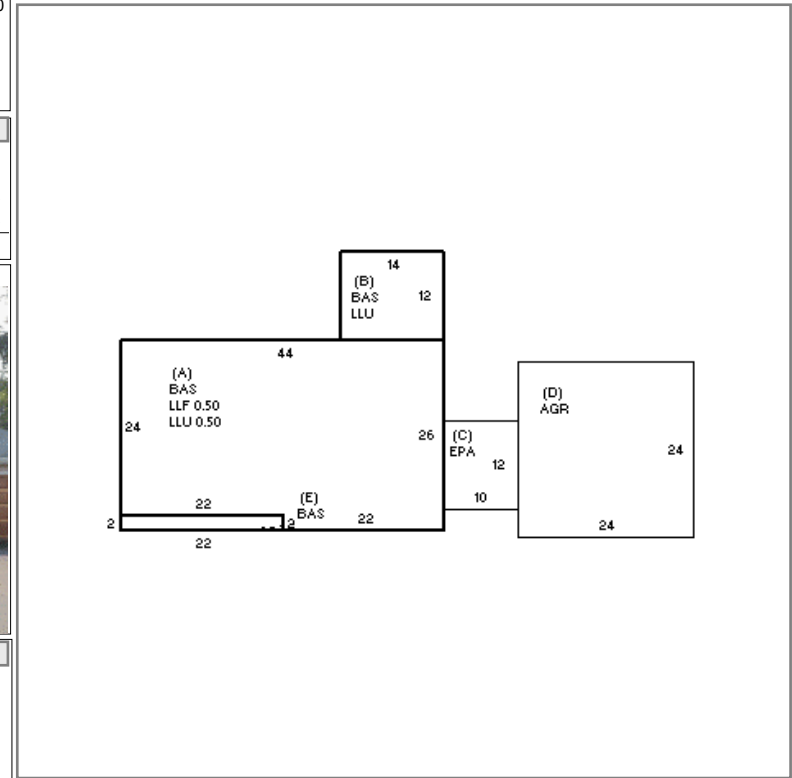
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	28,000	3	1.00	100	1.00	100	1.00	188,000	1.44	100	1.00	3	1.00	174,570
300	A	1,220	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	6,950

DETACHED

TOTAL	1.863 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E		LOT 3	c/w 92/64	LAND	181,500	165,100
Inf1	FACTOR 100					BUILDING	277,000	238,200
Inf2	PHY 100					DETACHED	2,500	2,300
						OTHER	0	0
						<b>TOTAL</b>	<b>461,000</b>	<b>405,600</b>

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/13/2013
SHF	A	1.00	40 0.60		200	20.44	2,500		



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	379,479
	NET AREA	1,312	DETAIL ADJ	1.060	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	718		60.21	43,230		
	\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	N	LOWER LEVEL FIN	550		116.58	64,121		
					ROOF SHAPE	2	HIP	1.00	C	EPA	N	ENCLOSED PORCH	120		74.40	8,928		
					ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	576		67.88	39,101		
					FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,312	1969	162.86	213,676		
					INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
					HEATING/COOLING	15	ELECT BB/AC	1.01										
					FUEL SOURCE	3	ELECTRIC	1.00										
					ARPUD	0		1.00										
					AFFORDABLE	0		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	\$277,000