

Key: 404

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 354

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
55 HILLCREST RD REALTY TRUST COREY SCOTT H & DEVLIN CHERYL 55 HILLCREST RD E BRIDGEWATER, MA 02333				7-391-0				55 HILLCREST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
55 HILLCREST RD REALTY TR				11/02/2016	A	100 47695-134					
COREY SCOTT H & DEVLIN CH				05/23/2012	A	100 41411-160					
55 HILLCREST RD REALTY TR				08/21/2008	A	1 36290-191					

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	%
3035	08/24/2016	6	CYCL GROWTH		08/31/2016	SD	0	0
		7	DETACHED BLD	6,500	04/10/2017	SLB	100	100
		6	CYCL GROWTH		08/07/2013	LF	0	0
		6	CYCL GROWTH		10/25/2007		0	0
741	10/13/2006	3	ALTERATIONS	6,900			100	100

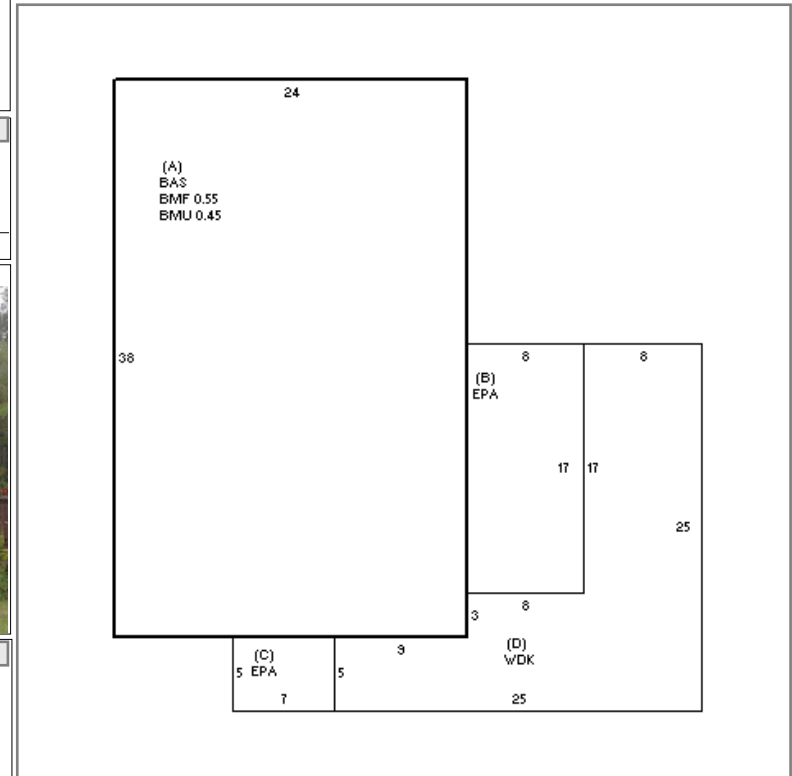
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,325 2	1.00	100	1.00	178,600	3.28	100	1.00	2	0.95	152,170

TOTAL	11,326 SF	ZONING	C/W 392-394	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE		LAND		152,200	138,400	
Infl1	FACTOR 100			BUILDING		214,400	199,900	
Infl2	PHY 100			DETACHED		4,000	3,800	
				OTHER		0	0	
				<b>TOTAL</b>		<b>370,600</b>	<b>342,100</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 NV	0.00 10X12	2003	120	20.44	
SHF	A	1.00 10	0.90 12 X 18	2016	216	20.44	4,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2016	SD
MODEL	1		RESIDENTIAL	LIST	3/3/2004	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	912	DETAIL ADJ	1.030
\$NLA(RCN)	\$313	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,101	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	410		39.94	16,375
A	BMF	N	BSMT FINISH-SEP	502		56.17	28,197
A	BAS	L	BASE AREA	912	1957	237.56	216,655
+	EPA	N	ENCLOSED PORCH	171		74.40	12,722
D	WDK	N	WOOD DECK	309		31.60	9,764

TOTAL RCN	285,814
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$214,400