Key: 420

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 368

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROOKS KENNETH D & JANET M 70 HILLCREST RD E BRIDGEWATER, MA 02333	7-456-0	70 HILLCREST RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROOKS KENNETH D & JANET	09/25/1979	QS		4727-121

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

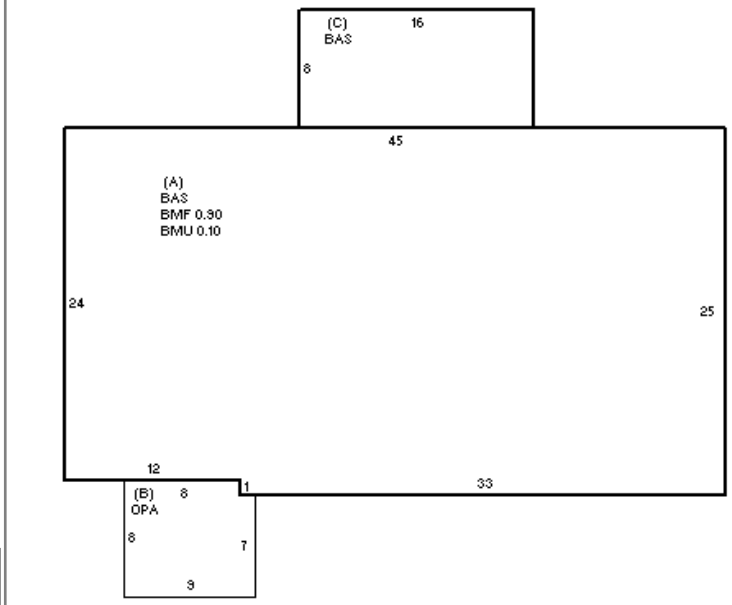
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/13/2013	LFF	0	0
		6	CYCL GROWTH		10/25/2007		0	0
807	10/02/2002	3	ALTERATIONS	5,000			0	0
9	03/04/2002	6	CYCL GROWTH		03/04/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,445	2 1.00	100 1.00	100 1.00	178,600	6.60	100 1.00	2 0.95			147,350

TOTAL	5,445 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	C/W 457 458/ T 12507		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	147,400	134,000
BUILDING	183,500	171,900
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**333,400**	**308,200**



DETACHED

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

PHOTO 08/08/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/13/2013	LFF
LIST		
REVIEW	3/18/2013	ER

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,241	DETAIL ADJ	1.020
$NLA(RCN)	$259	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	1	1.00
TOT FIXTURES	5	$3,468
# 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	2	HOT WATER	1.02
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	111		37.76	4,191
A	BMF	N	BSMT FINISH-SEP	1,002		53.09	53,201
B	OPA	N	OPEN PORCH	71		42.70	3,032
+	BAS	L	BASE AREA	1,241	1955	203.09	252,038
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	321,947
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	$183,500