

Key: 429

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 377

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LANGAN MICHAEL J JR & RYAN L P 7 HILLCREST RD E BRIDGEWATER, MA 02333				7-566-0				7 HILLCREST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LANGAN MICHAEL J JR & RYA				05/08/2017	QS	325,000	48396-066				
JEAN A GAMBINO TRUST				01/24/2017	A	1	48036-232				
GAMBINO JOSEPH M & JEAN A				02/17/1999	QS	158,000	17160-011				

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	%
2308	12/17/2014	99	OTHER		05/03/2018	SD	0	0
		99	OTHER		03/29/2018	SD	0	0
		3	ALTERATIONS	2,440			0	0
		6	CYCL GROWTH		05/31/2013	LF	0	0
635	11/22/2010	3	ALTERATIONS	7,157			0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,552	2	1.00	100	1.00	100	1.00	2	0.95		156,460

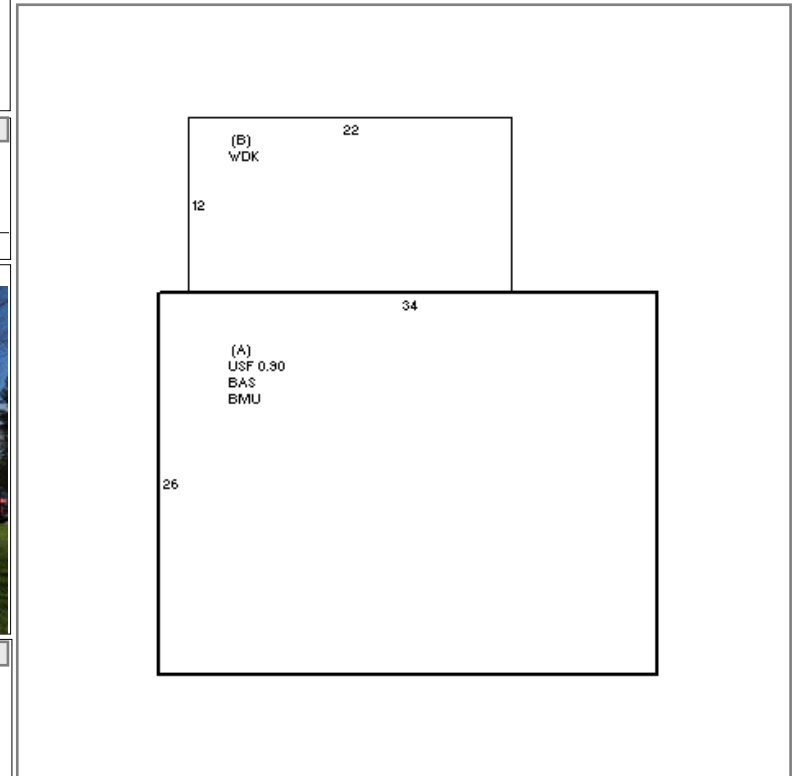
TOTAL	16,552 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 567-569, 655	LAND	156,500	142,300			
Inf1	FACTOR 100		BUILDING	237,200	203,300			
Inf2	PHY 100		DETACHED	2,500	2,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>396,200</b>	<b>347,900</b>			

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



BUILDING	CD	ADJ	DESC	MEASURE	5/3/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,680	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		40.32	35,644
\$NLA(RCN)	\$205	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	884	1962	179.64	158,800
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	796	1962	163.24	129,941
STORIES	1.9	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	264		31.60	8,342
ROOMS	7	1.00		FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00								
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	6	\$4,162		ARPUD	0		1.00								
# UNITS	1	1.00		AFFORDABLE	0		1.00								



TOTAL RCN	343,708 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			U
EFF.YR/AGE	1971 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			\$237,200