

Key: 4297

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.696

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BONNER KAREN F S/O KAVANAGH ERIC WILLIAM 20 NORTHRIDGE DR E BRIDGEWATER, MA 023333				101-11-0				20 NORTHRIDGE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KAVANAGH ERIC WILLIAM				01/24/2022	QS	698,000	56354-136				
BONNER KAREN F				09/12/1996	QS	223,400	14648-170				
M.JL CONSTRUCTION CORP				09/10/1996	A	82,000	14648-168				

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 %
BP-18-330	11/16/2018	6	CYCL GROWTH		03/30/2022	SD	0 0
		3	ALTERATIONS	58,960	05/07/2019	SLB	100 100
		6	CYCL GROWTH		09/09/2013	LF	0 0
		7	DETACHED BLD	7,500	06/05/2009		0 0
37	04/14/2009						
171	08/07/2003	3	ALTERATIONS	5,000	03/02/2004	KB	25 25

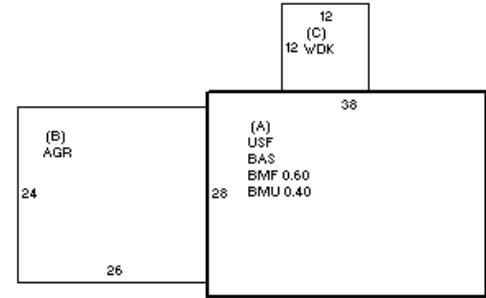
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	1.00	5	1.20	225,600
300	A	0.130	5	1.00	100	1.00	100	1.00	ELP	1.00		740

TOTAL	1.130 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		N O T E	LOT 3/ ESMT		LAND	226,300	197,300
Inf1	FACTOR 100			BUILDING	357,400	314,800		
Inf2	PHY 100			DETACHED	20,300	19,300		
				OTHER	0	0		
				TOTAL		604,000	531,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90	2002	648	27.78	16,200
GZB	A	1.00	10 0.90 10X16	2008	160	28.59	4,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2019	SLB
MODEL	1		RESIDENTIAL	LIST	7/30/2002	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/17/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,128	DETAIL ADJ	0.988
\$NLA(RCN)	\$215	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	426		40.11	17,089
EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	638		56.42	35,993
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,064	1996	168.61	179,398
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,064	1996	153.22	163,024
FLOOR COVER	99	N/A	1.00	B	AGR	N	ATT GARAGE	624		70.03	43,696
INT FINISH	99	N/A	1.00	C	WDK	N	WOOD DECK	144		33.18	4,778
HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 1OP	1		7,160.00	7,160
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	458,191	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1996 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD	\$357,400	