Key: 439

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 386

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OZOLS VARIS S/O KOLIBRI DEVELOPMENT LLC 100 POWDERMILL RD SUITE 156 ACTON, MA 01720	7-647-0	96 HINDS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOLIBRI DEVELOPMENT LLC	07/01/2022	B	1	()
OZOLS VARIS	11/30/2021	H	130,000	()
HIBBARD ROBERT W JR	03/07/1985	A		()

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

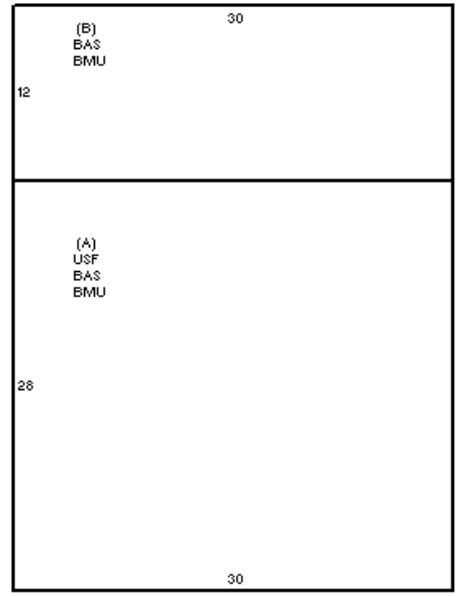
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-142	03/28/2022	3	ALTERATIONS	133,500		SD	0	55
		6	CYCL GROWTH		04/09/2021	SD	0	0
		6	CYCL GROWTH		06/17/2013	LF	0	0
		6	CYCL GROWTH		06/10/2009		0	0
		6	CYCL GROWTH		10/25/2007		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,374	2 1.00	100 1.00	100 1.00	178,600	2.62	100 1.00	2 0.95			154,670

TOTAL	14,374 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	C/W 648-654/ T 13948		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	154,700	140,700
BUILDING	210,400	144,300
DETACHED	0	0
OTHER	0	0
TOTAL	**365,100**	**285,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/17/2022

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	6/9/2022	SD
LIST	6/9/2022	SD
REVIEW	3/18/2013	ER

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	2,040	DETAIL ADJ	1.030
$NLA(RCN)	$188	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$4,903
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	1,200		37.03	44,430
+	BAS	L	BASE AREA	1,200	2022	169.74	203,684
A	USF	L	UPPER STORY FIN	840	2022	154.24	129,565

TOTAL RCN 382,582

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 2022 / 0

COND	0	0 %	
FUNC	45		
ECON	0		
DEPR	45	% GD	55

RCNLD $210,400