

Key: 4908

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.187

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KOZAK MICHAEL H BULLOCK-KOZAK KATHRYN A 45 PHEASANT RUN E BRIDGEWATER, MA 02333				60-16-08-0				45 PHEASANT RUN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOZAK MICHAEL H				01/02/1991	L	53,000	10097-283				
KOZAK MICHAEL H				01/01/1991	L	53,000	10097-283				
GASBARRO FRANK				09/14/1988	QS		8706-045				

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-21-241	05/24/2021	3	ALTERATIONS	4,000			0 0
		6	CYCL GROWTH		08/19/2013	LF	0 0

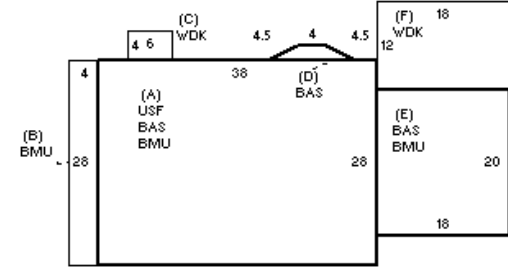
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000 4	1.00	100	1.00	100	1.00		4	1.20		216,740

TOTAL	35,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE			LAND	216,700	180,700
Inf1	FACTOR 100		BUILDING	358,900	319,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	575,600	500,400

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/19/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/22/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	466.075
NET AREA	2,504	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,536		36.73	56,412		
\$NLA(RCN)	\$186	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,064	1995	145.99	155,336		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	240		33.18	7,963		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,440	1995	160.66	231,344		
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,166.15	4,332		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$358,900