

Key: 496

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 439

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HINES DAVID & PATRICIA E 56 DAVENPORT RD E BRIDGEWATER, MA 02333				8-104-0				56 DAVENPORT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HINES DAVID & PATRICIA E				01/28/2000	QS	165,000	18240-131					
MCKINNEY RICHARD J & JANI				04/28/1986	QS		6731-294					
WITTE ROBERT C & KAREN M				05/31/1985	QS		6126-170					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500 2	1.00	100	100	178,600	3.52	100	1.00	2	0.95	151,490

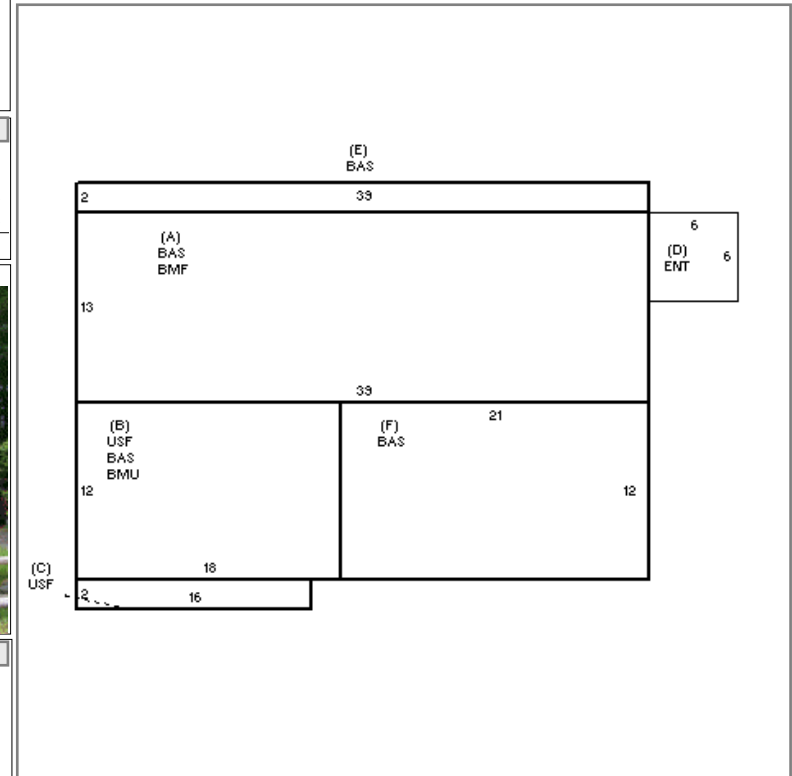
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/09/2014		0	0
		6	CYCL GROWTH		10/25/2007		0	0

DE
TACH
ED

TOTAL	10,498 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	N O T E C/W 105-107			LAND	151,500	137,800
Inf1	FACTOR 100		BUILDING	234,200	216,500		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	388,200	356,600

BU
ILD
ING

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



RE
VIEW

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2014	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,301	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5		1.00	FLOOR COVER	99	N/A	1.00
BEDROOMS	3		1.00	INT FINISH	99	N/A	1.00
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	3	\$2,185		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	507		60.66	30,754
B	BMU	N	BSMT UNFINISHED	216		43.13	9,317
+	USF	L	UPPER STORY FIN	248	1985	189.88	47,091
D	ENT	N	ENCLOSED ENTRY	36		81.11	2,920
+	BAS	L	BASE AREA	1,053	1985	208.96	220,031

TOTAL RCN	312,298
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$234,200