

Key: 5217

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.469

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CLEARY KATHLEEN M 36 CHRISTIN DR E BRIDGEWATER, MA 02333				89-6-05-0				36 CHRISTINA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CLEARY KATHLEEN M				09/04/2014	H		44710-091				
CLEARY E JOHN & KATHLEEN				11/19/2002	QS	385,000	23444-191				
H & R CONSTRUCTION CORP				06/19/2001	B	950,000	20038-127				

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	%
594	05/30/2002	6	CYCL GROWTH	90,000	07/01/2013	LF	0	0
	04/11/2002	6	CYCL GROWTH		03/12/2003		0	0
		1	NEW CONST		03/18/2002	SLB	100	100
		6	CYCL GROWTH		04/11/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	43,560	5	1.00	100	1.00	100	1.00	225,600	1.00	100	5	1.20
300	A	1,217	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	6,940

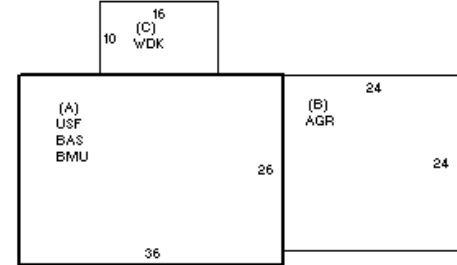
DETACHED

TOTAL	2.217 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		NOTE PAPER ST/ LOT 5A	LAND		232,500	203,000	
Infl1	FACTOR 100			BUILDING		329,400	294,500	
Infl2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
			TOTAL		561,900	497,500		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/15/2014



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	LF
MODEL	1		RESIDENTIAL	LIST	3/18/2003	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/23/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	406,674
NET AREA	1,872	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		41.61	38,946		
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	936	2002	174.06	162,917		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	2002	158.17	148,047		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		71.28	41,056		
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	160		33.18	5,309		
				INT FINISH	1	PLASTER	1.00		GFP	O	GAS FIREPLACE	1		4,813.20	4,813		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2002 / 19	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD	\$329,400	