

Key: 5219

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.471

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KELLY CYNTHIA A & JOHN C 52 CHRISTINA DR E BRIDGEWATER, MA 02333				89-6-07-0				52 CHRISTINA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KELLY CYNTHIA A & JOHN C				06/23/2010	QS	370,000	38652-182				
LAUBENSTEIN CHARLES R & H & R CONSTRUCTION CORP				10/28/2002	QS	350,000	23225-304				
				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	%
1994	05/15/2014	8	POOL	5,000				0
		6	CYCL GROWTH		07/15/2013	LF		0
		6	CYCL GROWTH					0
220	08/07/2012	6	CYCL GROWTH					0
	09/04/2003	7	DETACHED BLD	2,000	04/07/2004	KB		100
	04/11/2002	6	CYCL GROWTH		04/11/2002	KEO		100

LAND

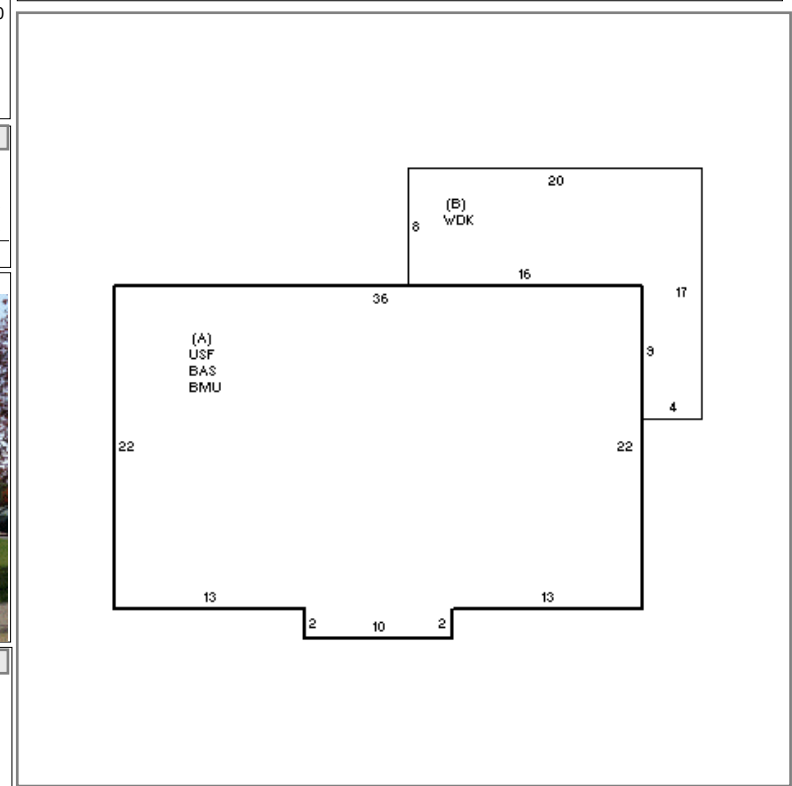
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	5	1.20		225,600
300	A	0.874	5	1.00	100	1.00	100	1.00	ELP	1.00		4,980

TOTAL	1.874 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		NOTE PAPER S/ LOT 7A			LAND	230,600	201,200
Inf1	FACTOR 100			BUILDING	274,200	244,100		
Inf2	PHY 100			DETACHED	1,500	1,400		
				OTHER	0	0		
						<b>TOTAL</b>	<b>506,300</b>	<b>446,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X8	2003	80	20.44	1,500

PHOTO 05/15/2014

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2013	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%]			



DETACHED

BUILDING

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	338,482
NET AREA	1,624	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	812		43.50	35,325		
\$NLA(RCN)	\$208	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	812	2002	183.18	148,742		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	812	2002	166.46	135,166		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	196		33.18	6,504		
				FLOOR COVER	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		7,160.00	7,160		
				INT FINISH	99	N/A	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										

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	\$274,200
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