

Key: 5221

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.472

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CYR CHRISTOPHER R & OBRIEN PATRICIA A 66 CHRISTINA DR E. BRIDGEWATER, MA 02333				89-6-09-0				66 CHRISTINA DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CYR CHRISTOPHER R & H & R CONSTRUCTION CORP				08/15/2003	QS	409,900	26201-032					
INTOCCIA CONSTRUCTION CO				06/19/2001	B	950,000	20038-127					
				02/14/2000	S	325,000	18276-227					

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	%
2055	06/09/2014	3	ALTERATIONS	3,000	05/06/2015	SLB	100	100
1996	05/15/2014	8	POOL	4,700			0	0
	07/31/2013	6	CYCL GROWTH		08/14/2013		0	0
303	02/02/2010	3	ALTERATIONS	14,000			0	0
		6	CYCL GROWTH		04/07/2004	KB	0	0

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	5	1.20		225,600
300	A	1,308	5	1.00	100	1.00	100	1.00	ELP	1.00		7,460

DETACHED

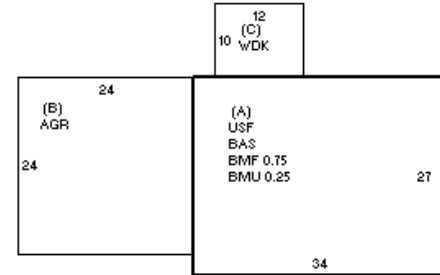
TOTAL	2.308 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	PAPER S/ LOT 9A			LAND	233,100	203,500	
Infl1	FACTOR 100	NOTE				BUILDING	336,200	301,000
Infl2	PHY 100		DETACHED	0	0	OTHER	0	0
						TOTAL	569,300	504,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/15/2014



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2015	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/23/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	415,110
NET AREA	1,836	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	230		41.83	9,620		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	689		58.82	40,529		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	918	2002	175.31	160,934		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	918	2002	159.31	146,244		
				FLOOR COVER	1	HARDWOOD	1.00	B	AGR	N	ATT GARAGE	576		71.28	41,056		
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	120		33.18	3,982		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O		FPL 2S 10P	1		7,160.00	7,160		
				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	\$336,200	