

Key: 570

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 502

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
SPENCER BRIAN M & KENERSON KATELIN 22 HILLSIDE AVE E BRIDGEWATER, MA 02333				8-990-0				22 HILLSIDE AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SPENCER BRIAN M & KENERSON				02/15/2017	QS	303,700	48116-121					
HARPER STEPHEN F & LISA A				10/28/1999	QS	224,900	17993-097					
MCKENNA JOHN E & SYLVIA A				08/07/1991	QS	200,000	10418-348					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000 3	1.00	100	1.00	188,000	1.44	100	1.00	3	1.00	174,570

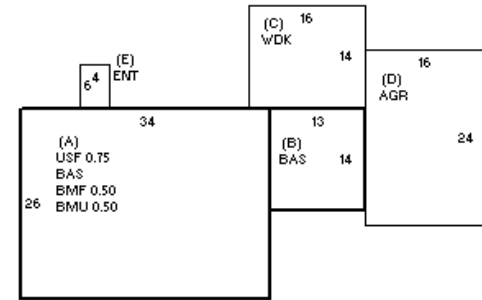
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-353	07/21/2021	3	ALTERATIONS		09/06/2021	SLB	100	100
BP-21-125	03/30/2021	3	ALTERATIONS	2,901			0	0
		99	OTHER		03/28/2018	SD	0	0
		6	CYCL GROWTH		05/20/2013	LF	0	0
		6	CYCL GROWTH		01/01/2007		0	0

LEGALS AND

TOTAL	28,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	174,600	158,800
Infl1	FACTOR 100		BUILDING	242,400	216,400		
Infl2	PHY 100		DETACHED	13,800	13,000		
			OTHER	0	0		
					<b>TOTAL</b>	<b>430,800</b>	<b>388,200</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70	1990	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/28/2018	SD
MODEL	1		RESIDENTIAL	LIST	4/18/2006	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,994		
NET AREA	1,729	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	442		40.32	17,822	CONDITION ELEM	CD		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	442		56.71	25,064	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1969	156.87	104,007	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,066	1969	172.63	184,024	KITCHEN	F		
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	224		31.60	7,078	BATHS	F		
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	384		75.54	29,006	HEAT			
				HEATING/COOLING	5	ELECTRIC BB	0.99	E	ENT	N	ENCLOSED ENTRY	24		81.08	1,946	ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00	F22	O	FPL 2S 2OP	2		9,340.50	18,681					
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	1966 / 55
																		COND	38 38 %
																		FUNC	0
																		ECON	0
																		DEPR	38 % GD 62
																		RCNLD	\$242,400