

Key: 5921

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.622

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LEAVITT GERALD T & KAREN L 15 PORTER FARM RD E BRIDGEWATER, MA 02333				116-42-13-0				15 PORTER FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEAVITT GERALD T & KAREN				12/29/1994	QS	161,500	13344-331				
LEAVITT GERALD T & KAREN				12/28/1994	D	161,500	13344-331				
BROWN DONALD D JR				11/15/1994	QS	70,000	13262-114				

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-21-437	09/10/2021	3	ALTERATIONS	1,200				0 0
2331	01/12/2015	6	CYCL GROWTH	38,000	11/06/2020	SD		0 0
		3	ALTERATIONS		11/06/2020	SD		0 100
1190	06/14/2012	6	CYCL GROWTH	15,000	04/01/2013	LFF		0 0
		3	ALTERATIONS		04/01/2013	LFF		0 100

LAND

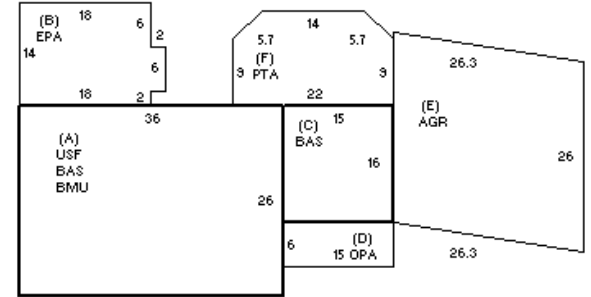
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,864 4	1.00	100	1.00	225,600	1.07	100	1.00	4	1.20	221,780

TOTAL	39,857 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E  LOT 13C PLAN 94-12	LAND	221,800	184,900		
Inf1	FACTOR 100		BUILDING	347,900	307,600		
Inf2	PHY 100		DETACHED	11,300	10,700		
			OTHER	0	0		
			<b>TOTAL</b>	<b>581,000</b>	<b>503,200</b>		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	1996	200	20.44	2,500
IPV	A	1.00	30 0.70	2004	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2013	LFF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/24/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	445,964
NET AREA	2,112	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		39.63	37,091		
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	936	1994	146.23	136,875		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	264		74.40	19,642		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,176	1994	160.92	189,245		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	90		42.70	3,843		
				INT FINISH	99	N/A	1.00	E	AGR	N	ATT GARAGE	676		65.64	44,371		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	PTA	N	PATIO	270		12.50	3,375		
				FUEL SOURCE	2	GAS	1.00	F	F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	\$4,703
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1996 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$347,900
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