

Key: 6206

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.685

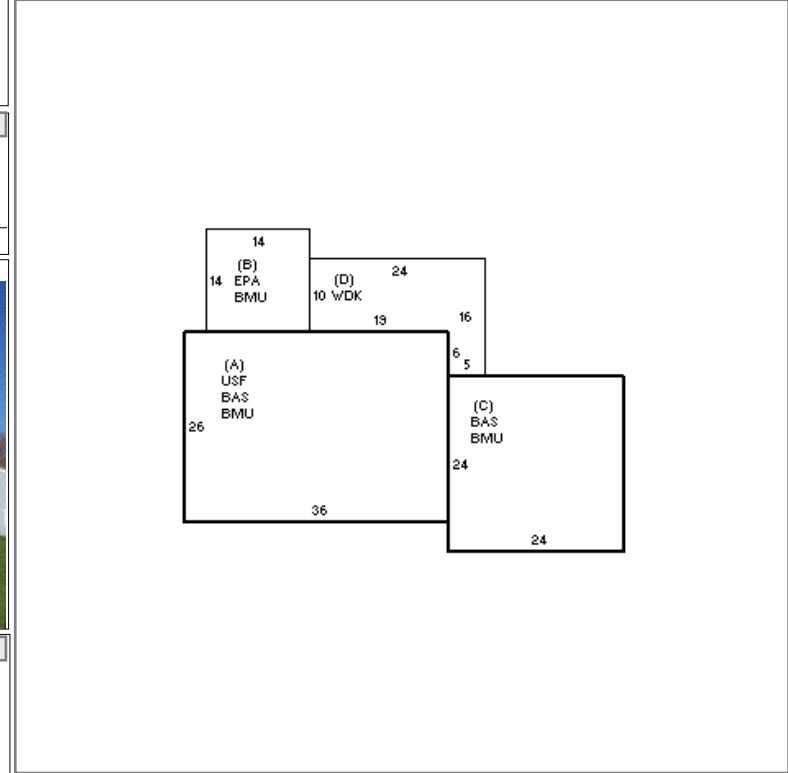
LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
YAFRATE MICHAEL & KRISTEN 6 SANDY HILL DR E BRIDGEWATER, MA 02333				23-10-03-0				6 SANDY HILL DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
YAFRATE MICHAEL & KRISTEN				06/02/2009	QS	442,500	37292-259					
NADEAU GERARD F & DIANE L				01/22/1996	QS	206,750	14090-253					
BRIARWOOD CONSTRUCTION CO				10/05/1994	G	335,000	13187-260					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,205 4	1.00	100	1.00	225,600	1.92	100	1.00	4	1.20	201,410

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-20-540	11/02/2020	3	ALTERATIONS	14,750	11/09/2020	SLB	100	100	
		6	CYCL GROWTH		04/07/2020	SD	0	0	
		6	CYCL GROWTH		12/22/2014	LF	0	0	
	05/22/2009	3	ALTERATIONS	15,800				0	0
		6	CYCL GROWTH					0	0
		6	CYCL GROWTH			06/07/2006	SLB	0	0

TOTAL	20,205 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E LOT 3 PLAN 94-717			LAND	201,400	167,900
Inf1	FACTOR 100		BUILDING	388,400	346,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		589,800	514,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/7/2020	SD
MODEL	1		RESIDENTIAL	LIST	4/7/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
IN-LAW APT		

DETACHED

BUILDING

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,916
NET AREA	2,448	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,708		34.25	58,497		
\$NLA(RCN)	\$191	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,512	1995	154.04	232,906		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1995	139.98	131,020		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	196		74.40	14,582		
				FLOOR COVER	13	COMB	1.00	D	WDK	N	WOOD DECK	270		31.60	8,532		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		2,063.00	4,126		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	2	GAS	1.00		KIT	O	XTRA KITCHEN	1		5,387.00	5,387		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM		CD
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		2004 / 17
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$388,400	