

Key: 6231

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.706

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
KEARNS PATRICK D 12 WILBUR LN E BRIDGEWATER, MA 02333				70-10-01-0 12 WILBUR LN							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEARNS PATRICK D				03/29/2019	QS	468,500	50947-298				
THREE PALS REALTY LLC				01/28/2011	H	100,000	39591-62				
WILBUR ALAN S				12/28/1998	A	100	16986-336				

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	%
		51	FIELD REVIEW		03/10/2020	PW	0	0
		99	OTHER		04/24/2019	SD	0	0
		6	CYCL GROWTH		05/15/2018	SD	0	100
		6	CYCL GROWTH		06/08/2016	SD	0	0
		6	CYCL GROWTH		10/14/2014	LF	42	0

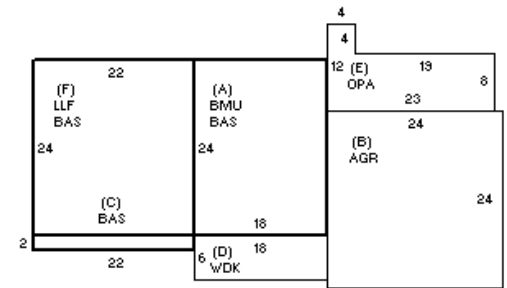
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	35,052 4	1.00	100	1.00	100	1.00	225,600	1.19	100	1.00	4 1.20	216,790

TOTAL	35,052 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE	LAND	216,800	180,800		
Inf1	FACTOR 100		BUILDING	322,400	318,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	539,200	498,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	SD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			04/13/15 - slb - interior studded no electrical or plumb added opa
STYLE	3	1.03	SPLIT LEVEL [57%]	REVIEW			06/11/15 - no change - slb; 3/30/16 - no change - slb; marked as 100% for fy18 Adj back to 41% 7/12/2017
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	346,686
NET AREA	1,004	DETAIL ADJ	1.058	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	432	2014	192.97	83,361	CONDITION ELEM	CD
\$NLA(RCN)	\$345	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMU	N	BSMT UNFINISHED	432		52.05	22,486	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	576		67.88	39,101	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	572	2014	192.97	110,376	KITCHEN	
				FLOOR COVER	12	COMB	1.00	D	WDK	N	WOOD DECK	108		31.60	3,413	BATHS	
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	200		42.70	8,540	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	LLF	N	LOWER LEVEL FIN	528		138.13	72,934	ELECT	
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	2014 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$322,400