Key: 6285 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 4.752

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOWALCZYN DANIEL A **9 AUTUNM WAY** **E BRIDGEWATER, MA 02333**	**74-4-04-0**	**9 AUTUMN WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOWALCZYN DANIEL A	08/31/2021	QS	610,000	55577-105
BARRY NATHANIEL M	07/23/2018	QS	425,000	50076-023
MURPHY RITA & KENNEALLY	01/29/2015	QS	364,900	45183-138

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	%
		6	CYCL GROWTH		10/03/2022	SD	0	0
		6	CYCL GROWTH		10/14/2021	SD	0	0
		51	FIELD REVIEW		01/26/2016	PW	0	0
		6	CYCL GROWTH		08/07/2015	SD	100	100
		51	FIELD REVIEW		09/16/2013	LF	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	4	1.00	100	1.00	100	1.00	225,600	1.00	100	1.00	4	1.20			225,600
300	A	0.720	4	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			4,100

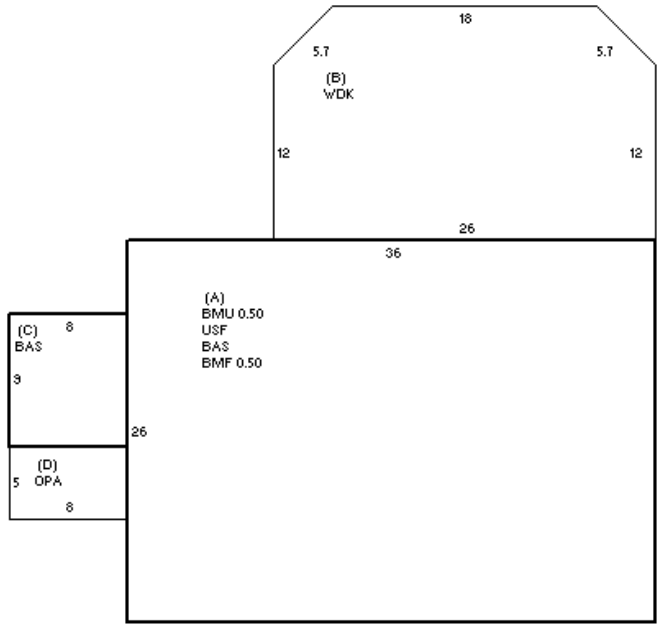
TOTAL	1.720 Acres	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 4		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	229,700	191,800
BUILDING	304,600	268,100
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**536,800**	**462,200**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60		1996	200	20.44	2,500

PHOTO 10/03/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/3/2022	SD
LIST	10/3/2022	SD
REVIEW	4/25/2013	ER

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,944	DETAIL ADJ	0.978
$NLA(RCN)	$198	OVERALL	1.000

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	6	$4,190
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	468		58.52	27,385
A	USF	L	UPPER STORY FIN	936	1994	156.22	146,221
A	BMU	N	BSMT UNFINISHED	468		41.61	19,473
B	WDK	N	WOOD DECK	400		33.18	13,272
+	BAS	L	BASE AREA	1,008	1994	171.91	173,285
D	OPA	N	OPEN PORCH	40		44.84	1,793

TOTAL RCN	385,619
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1999 / 22	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$304,600