Key: 7105

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,215

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARROLL JENNIFER A 96 LEAF LN E BRIDGEWATER, MA 02333	56-9-1-0	96 LEAF LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARROLL JENNIFER A	07/03/2019	H	1	51328-018
CARROLL CHRISTOPHER T JR	01/28/2012	N	112,500	40899-322
PIERCE DIANE L & JERRY A	02/23/2004	A	1	27592-224

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

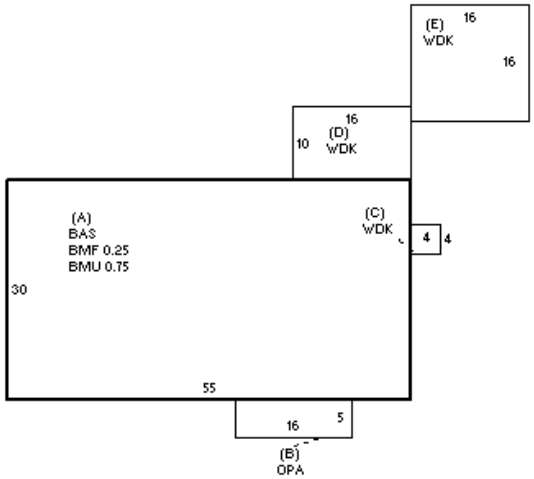
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		06/12/2019	SD	0	0
2252	11/03/2014	7	DETACHED BLD	4,800			0	0
		51	FIELD REVIEW		06/24/2013		0	0
	12/19/2012	6	CYCL GROWTH		12/19/2012	LFF	0	0
1209	06/21/2012	8	POOL	1,000			0	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,485	4 1.00	100 1.00	100 1.00	225,600	1.08	100 1.00	4 1.20			221,390

TOTAL	39,485 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	221,400	184,600
BUILDING	354,500	329,800
DETACHED	0	0
OTHER	0	0
TOTAL	**575,900**	**514,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/13/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/12/2019	SD
LIST		
REVIEW	5/10/2013	ER

YEAR BLT	2012	SIZE ADJ	1.000
NET AREA	1,650	DETAIL ADJ	1.030
$NLA(RCN)	$236	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,202
# 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	13	COMB	1.00
INT FINISH	2	DRYWALL	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	BMU	N	BSMT UNFINISHED	1,238		34.49	42,701
A	BMF	N	BSMT FINISH-SEP	413		48.51	20,033
A	BAS	L	BASE AREA	1,650	2012	182.66	301,382
B	OPA	N	OPEN PORCH	80		42.70	3,416
+	WDK	N	WOOD DECK	432		31.60	13,651
	BMG	O	BSMT GARAGE	2		2,063.00	4,126

TOTAL RCN	389,511
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2012 / 9		
COND	9	9 %	
FUNC	0		
ECON	0		
DEPR	9	% GD	91
RCNLD			$354,500