

Key: 1012

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 847

LEG
AL
LAND

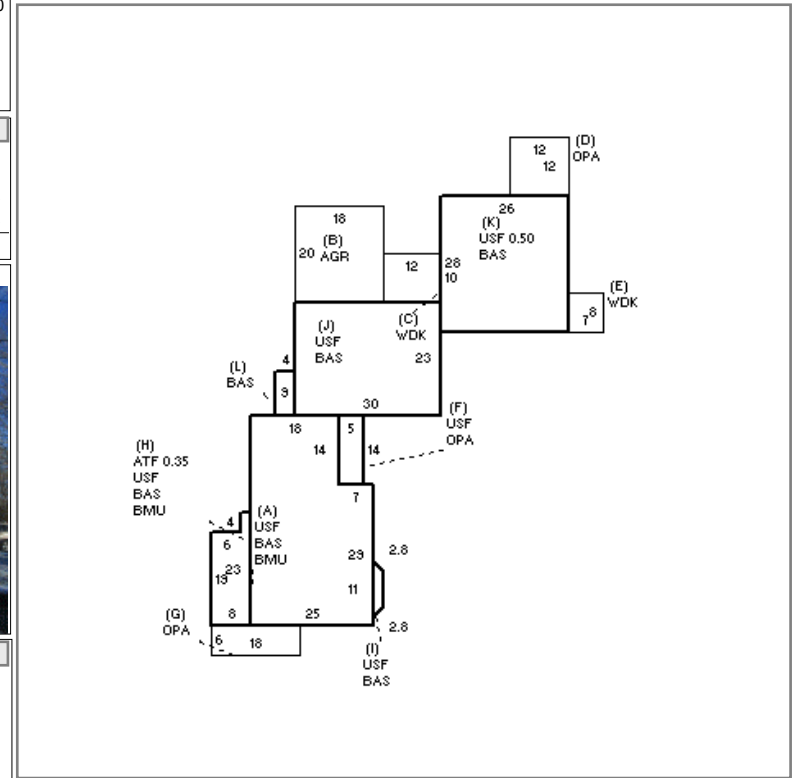
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| BURKE ROBERT C 495 COLUMBIAN ST WEYMOUTH, MA 02190-1129 | | | | 22-29-0 | | | | 83-85 87 WEST ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BURKE ROBERT C | | | | 09/22/2000 | G | 325,000 | 18902-053 | | | | |
| NARCOTTA JOHN C & LISTER | | | | 06/30/1986 | QS | | 6900-195 | | | | |
| EDSON BRUCE E & BARBARA J | | | | 12/28/1967 | QS | | 3417-258 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|--------------|--------------|--------|------------|-----|--------|-----|
| 1110 | 100 | 4 TO 8 UNITS | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 422 | 06/03/2010 | 61 | SITE VISIT | | 12/14/2017 | RJM | 100 | 100 |
| | | 51 | FIELD REVIEW | | 09/30/2013 | LF | 100 | 100 |
| | | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 43,560 7 | 1.00 | 100 | 1.00 | 178,600 | 1.00 | 100 | 1.00 | 7 | 0.95 | 178,600 |
| 300 | A | 0.330 7 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 1,880 |

| TOTAL | 1.330 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|---------------------------------|----------|---------|--------------|----------------|----------------|
| Ngh | RES 7 | NOTE 83 85 87 WEST ST. . . . | | | LAND | 180,500 | 164,200 |
| Inf1 | FACTOR 100 | | BUILDING | 431,000 | 410,600 | | |
| Inf2 | PHY 100 | | DETACHED | 1,100 | 1,100 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 612,600 | 575,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|-----------|----|-------|-----------|-------|
| SHF | A | 1.00 30 | 0.70 8X10 | | 80 | 20.44 | 1,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/14/2017 | RJM |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 5 | | CIM-5 | LIST | 12/14/2017 | EST |
| STYLE | 13 | 0.85 | APARTMENTS [100%] | REVIEW | 12/28/2017 | RJM |
| QUALITY | + | 1.05 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
5 APTS

DET
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| YEAR BLT | 1880 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 633,867 |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 5,230 | DETAIL ADJ | 0.823 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNF | 1,137 | | 25.09 | 28,533 | | |
| \$NLA(RCN) | \$121 | OVERALL | 1.000 | EXT. COVER | 4 | VINYL | 1.00 | + | USF | L | UP-STRY FIN | 2,279 | 1880 | 114.72 | 261,442 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | AGR | N | ATT GARAGE | 360 | | 47.78 | 17,199 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 176 | | 19.85 | 3,493 | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | + | OPA | N | OPEN PORCH | 322 | | 25.10 | 8,081 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | H | ATF | L | ATTIC | 342 | 1880 | 46.26 | 15,821 | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.02 | + | BAS | L | BASE AREA | 2,609 | 1880 | 114.72 | 299,298 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | G |
| INTERIOR | A |
| CDN/APP | A |

| | |
|------------|------------|
| EFF.YR/AGE | 1980 / 41 |
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$431,000 |