

Key: 1176

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 960

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--------------------------------------------------------------------------------------|--|--|--|------------|---|---------------|--|--------------|--|--|--|
| BAGGIA EDWARD J 34 RIVER ROAD REALTY TRUST BOX 446 E. BRIDGEWATER, MA 02333 | | | | 28-22-0 | | | | 34 RIVER RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| BAGGIA EDWARD J | | | | 06/12/2003 | A | 1 25423-170 | | | | | |
| BAGGIA EDWARD J | | | | 05/20/2003 | A | 1 25185-188 | | | | | |
| BAGGIA EDWARD J | | | | 08/09/2001 | A | 100 20335-340 | | | | | |

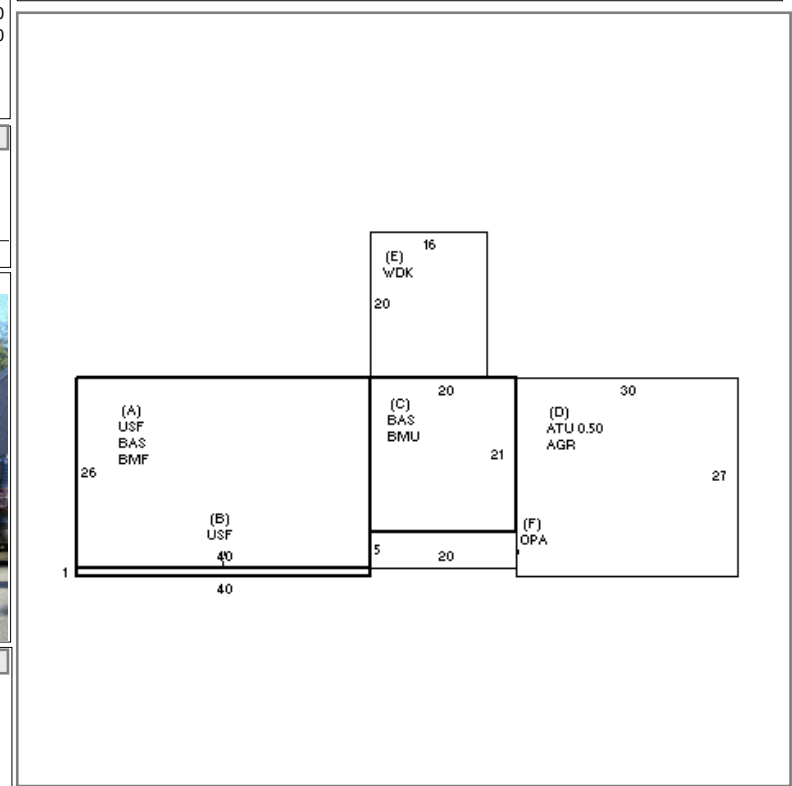
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|-------------|--------|------------|-----|--------|---|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | 6 | CYCL GROWTH | | 11/19/2013 | SLB | 0 | 0 |
| | | 6 | CYCL GROWTH | | 11/12/2008 | | 0 | 0 |

| 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 |
| 200 | A | 1,000 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 63,000 | 1.00 | 100 | 1.00 | 4 1.20 | 63,000 |
| 300 | A | 2,846 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP 1.00 | 16,220 |

| TOTAL | 4.846 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|--------------------|----------------|----------------|---------|----------|
| Ngh | RES 4 | | N O T E | LOT H&J ON PLAN F1 | | LAND | 304,800 | 255,400 |
| Infl1 | FACTOR 100 | | | BUILDING | 386,200 | 342,100 | | |
| Infl2 | PHY 100 | | | DETACHED | 21,000 | 20,000 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 712,000 | 617,500 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-------|-------|-----------|--------|
| IPC | A | 1.00 | 30 0.70 | | 1,360 | 19.36 | 18,400 |
| SHF | A | 1.00 | 10 0.90 | 10X14 | 2007 | 20.44 | 2,600 |

PHOTO 11/20/2013



| BUILDING | CD | ADJ | DESC | MEASURE | 11/19/2013 | SLB |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 3/25/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

| YEAR BLT | 1981 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 529,108 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,540 | DETAIL ADJ | 0.988 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMF | N | BSMT FINISH-SEP | 1,040 | | 49.73 | 51,716 | | |
| \$NLA(RCN) | \$208 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,460 | 1981 | 152.49 | 222,634 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,080 | 1981 | 138.57 | 149,656 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | BMU | N | BSMT UNFINISHED | 420 | | 35.36 | 14,851 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | D | AGR | N | ATT GARAGE | 810 | | 63.46 | 51,403 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | D | ATU | N | ATTIC UNF | 405 | | 30.30 | 12,272 | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | E | WDK | N | WOOD DECK | 320 | | 31.60 | 10,112 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | F | OPA | N | OPEN PORCH | 100 | | 42.70 | 4,270 | | |
| | | | | ARPUD | 0 | | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| CAPACITY | UNITS | ADJ |
|--------------|-------|---------|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 8 | \$5,375 |
| # UNITS | 1 | 1.00 |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1981 / 40 | |
|------------|-----------|---------|
| COND | 27 | 27 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 27 | % GD 73 |

| RCNLD | \$386,200 |
|-------|-----------|
|-------|-----------|