

Key: 1328

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.091

LEGAL LAND

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| MALINOWSKI RICHARD & RUTH E<br>139 WHITMAN ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 31-16-0    |    |            |              | 139 WHITMAN ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| MALINOWSKI RICHARD & RUTH  |  |  |  | 05/14/2015 | H  | 275,000    | 45543-213    |                |  |  |  |
| HOOKER BEVERLY A   |  |  |  | 12/30/1976 | A  | 1          | 4229-743     |                |  |  |  |
| HOOKER DEAN & BEVERLY A  |  |  |  | 08/30/1961 | QS |            | 2877-006     |                |  |  |  |

| 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    | %   |
| 826    | 07/23/2015 | 99            | OTHER       |        | 07/18/2013 | LFF | 0      | 0   |
| 859    | 10/19/2004 | 3             | CYCL GROWTH | 4,690  | 06/30/2005 | SLB | 100    | 100 |
| 19     | 11/20/2002 | 3             | ALTERATIONS | 11,200 | 03/15/2003 | SLB | 100    | 100 |
|        | 03/05/2002 | 6             | CYCL GROWTH |        | 03/05/2002 | KEO | 100    | 100 |

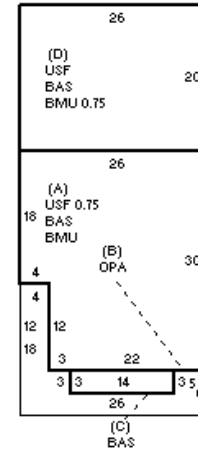
LEGAL LAND

| 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  | 178,600  | 1.00 | 100  | 1.00 | 7   | 0.95       | 178,600   |
| 300 | A | 1,610    | 7   | 1.00 | 100  | 5,700    | 1.00 | 100  | 1.00 | ELP | 1.00       | 9,180     |

| TOTAL | 2.610 Acres | ZONING           | FRNT                       | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|------------------|----------------------------|---------|--------------|----------------|----------------|
| Ngh   | RES 7       | N<br>O<br>T<br>E | T 7283 c/w 41-52/ land wet |         | LAND         | 187,800        | 170,800        |
| Inf1  | FACTOR 100  |                  | BUILDING                   | 142,100 | 141,800      |                |                |
| Inf2  | PHY 100     |                  | DETACHED                   | 14,200  | 13,600       |                |                |
|       |             |                  | OTHER                      | 0       | 0            |                |                |
|       |             |                  |                            |         | <b>TOTAL</b> | <b>344,100</b> | <b>326,200</b> |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| DGF | A    | 1.00 | 40 0.60  |      | 220   | 68.22     | 9,000 |
| SHF | A    | 1.00 | 10 0.90  | 2003 | 320   | 18.07     | 5,200 |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/18/2013 | LFF |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    |           |     |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 3/25/2013 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS

BUILDING

| YEAR BLT   | 1902  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 394,667 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 2,363 | DETAIL ADJ | 0.918 | FOUNDATION      | 5  | BRICK/STONE   | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,122 |      | 37.65     | 42,243  |           |         |
| \$NLA(RCN) | \$167 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD     | 1.00 | + | USF | L | UPPER STORY FIN | 1,069 | 1902 | 131.37    | 140,433 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | B | OPA | N | OPEN PORCH      | 162   |      | 42.70     | 6,917   |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA       | 1,294 | 1902 | 144.56    | 187,065 |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A           | 1.00 |   | F21 | O | FPL 2S 1OP      | 2     |      | 6,819.50  | 13,639  |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A           | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER     | 1.02 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS           | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | ARPUD           | 0  |               | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |               | 1.00 |   |     |   |                 |       |      |           |         |           |         |

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

|            |            |
|------------|------------|
| EFF.YR/AGE | 1951 / 70  |
| COND       | 64 64 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 64 % GD 36 |
| RCNLD      | \$142,100  |