

Key: 1357

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.119

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|--------------------------------|--|--|--|----------------------------|--|--|--|----------------|---|-------------|--------------|--|--|
| GOLDMAN E BRIDGEWATER RLTY TRU | | | | 31-45-0 | | | | 551 BEDFORD ST | | | | | |
| GOLDMAN DAVID M TR | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| 551 BEDFORD ST | | | | GOLDMAN E BRIDGEWATER RLTY | | | | 10/23/2014 | A | 1 44869-109 | | | |
| E BRIDGEWATER, MA 02333 | | | | GOLDMAN DAVID M | | | | 08/21/2014 | A | 1 44662-219 | | | |
| | | | | GOLDMAN MARK E | | | | 08/21/2014 | A | 1 44662-216 | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|-----|--------|-----|
| 0130 | 76 | MULTI-USE RES | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 2246 | 05/06/2015 | 60 | SITE INSPECT | | 12/18/2017 | RJM | 100 | 100 |
| | 10/21/2014 | 3 | ALTERATIONS | 27,000 | | | 100 | 100 |
| | | 3 | ALTERATIONS | | | | 100 | 100 |
| | | 6 | CYCL GROWTH | | 07/18/2013 | DF | 100 | 100 |

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 | 1.00 | 178,600 | 1.00 | 100 | 1.00 | 7 | 0.95 | 178,600 |
| 300 | A | 4,570 7 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 26,050 |

DETACHED

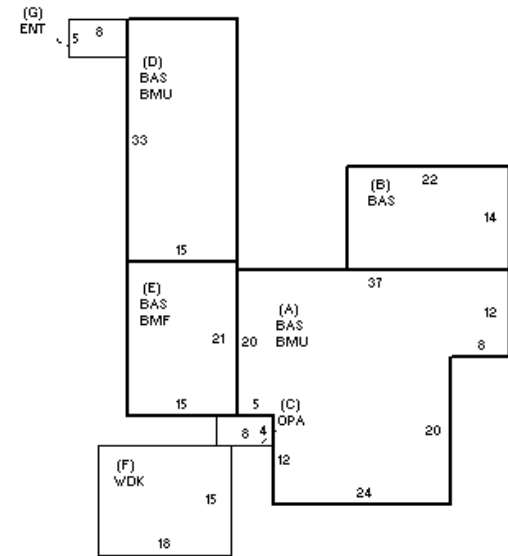
| TOTAL | 5.570 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|---|---------|----------|---------|----------|
| Ngh | RES 7 | | N O T E | SUNNYLINE BUILDERS SUPPLY. T 14318. ... | | LAND | 204,700 | 186,200 |
| Inf1 | FACTOR 100 | | | BUILDING | 221,300 | 211,800 | | |
| Inf2 | PHY 100 | | | DETACHED | 0 | 0 | | |
| | | | | OTHER | 101,900 | 86,000 | | |
| | | | | | TOTAL | 527,900 | 484,000 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |

PHOTO 12/18/2017



BLDG COMMENTS
SOLAR PANELS



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/18/2017 | RJM |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/18/2017 | RJM |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 12/28/2017 | RJM |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1953 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 442,642 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,082 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,459 | | 34.01 | 49,615 | | |
| \$NLA(RCN) | \$213 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 2,082 | 1953 | 170.30 | 354,560 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 32 | | 42.69 | 1,366 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | BMF | N | BSMT FINISH-SEP | 315 | | 47.83 | 15,065 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | F | WDK | N | WOOD DECK | 270 | | 31.60 | 8,532 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | G | ENT | N | ENCLOSED ENTRY | 40 | | 81.10 | 3,244 | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | F11 | O | | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

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

| EFF.YR/AGE | 1958 / 63 |
|------------|------------|
| COND | 50 50 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 50 % GD 50 |
| RCNLD | \$221,300 |

Key: 1357

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.120

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--------------------------------|--|------------------|----------------|-----|---|-------------------------|
| GOLDMAN E BRIDGEWATER RLTY TRU | | 31-45-0 | 551 BEDFORD ST | | | |
| GOLDMAN DAVID M TR | | TRANSFER HISTORY | | DOS | T | SALE PRICE BK-PG (Cert) |
| 551 BEDFORD ST | | | | | | |
| E BRIDGEWATER, MA 02333 | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
|--------|--------|---------------|------|--------|-------|----|--------|
| 0130 | 76 | MULTI-USE RES | | | | 2 | 2 of 2 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| | | | | | | | |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|-----|------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Ngh | NOTE | | LAND | 101,900 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

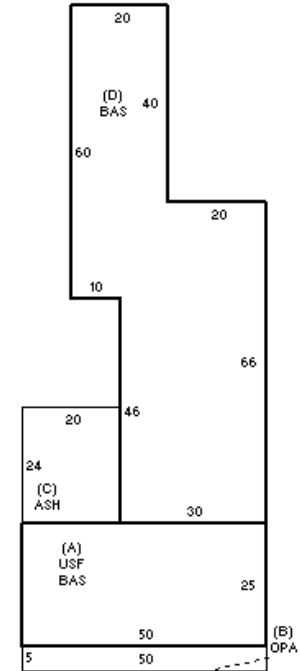
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------------------|
| SUNNYLINE BUILDERS SUPPLY |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/18/2017 | RJM |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 5 | | CIM-5 | LIST | 12/18/2017 | RJM |
| STYLE | 56 | 0.65 | WAREHOUSE [77%] | REVIEW | 12/28/2017 | RJM |
| QUALITY | L | 0.70 | LOW COST [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1953 | SIZE ADJ | 1.000 |
|-------------|-------|------------|-------|
| NET AREA | 5,480 | DETAIL ADJ | 0.554 |
| \$NLA(RCN) | \$53 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 2 | 1.00 |
| % HEATED | | 100 | 1.00 |
| % AIR COND | | 0 | 1.00 |
| % SPRINKLER | | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|---------------|------|
| FOUNDATION | 2 | SLAB | 1.00 |
| EXT. COVER | 15 | CC - BLOCK | 0.98 |
| ROOF SHAPE | 3 | GAMBRELL | 1.01 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER | 9 | CONCRETE | 0.95 |
| INT. FINISH | 6 | MINIMUM | 0.95 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 1,250 | 1953 | 51.02 | 63,780 |
| A | USF | L | UP-STRY FIN | 1,250 | 1953 | 51.02 | 63,780 |
| B | OPA | N | OPEN PORCH | 250 | | 16.73 | 4,183 |
| C | ASH | N | ATT SHED | 480 | | 15.05 | 7,224 |
| D | BAS | L | BASE AREA | 2,980 | 1953 | 51.02 | 152,052 |

| TOTAL RCN | 291,019 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | P |
| INTERIOR | P |
| CDN/APP | P |
| EFF.YR/AGE | 1948 / 73 |
| COND | 65 65% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 65 % GD 35 |
| RCNLD | \$101,900 |