

Key: 1363

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.123

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| RIBAS JOSE & EMILIA C 277 WHITMAN ST E BRIDGEWATER, MA 02333 | | | | 31-51-0 | | | | 277 WHITMAN ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| RIBAS JOSE & EMILIA C | | | | 10/17/2013 | QS | 285,000 | 43722-290 | | | | |
| ANDRUK SANDRA | | | | 08/31/2012 | QS | 255,000 | 41888-220 | | | | |
| SPROULE JUDITH A | | | | 03/20/2002 | QS | 250,000 | 21750-315 | | | | |

| 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 | % |
| BP-18-333 | 11/14/2018 | 6 | CYCL GROWTH | | 04/04/2019 | SD | 0 | 100 |
| BP-18-234 | 09/11/2018 | 3 | ALTERATIONS | 29,463 | 04/04/2019 | SD | 0 | 100 |
| 2294 | 12/04/2014 | 3 | ALTERATIONS | 7,621 | 04/04/2019 | SD | 0 | 100 |
| | | 51 | FIELD REVIEW | | 09/26/2013 | PW | 0 | 0 |

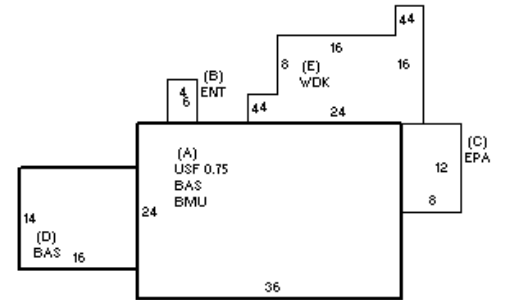
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 17,424 | 7 | 1.00 | 100 | 178,600 | 2.20 | 100 | 1.00 | 7 | 0.95 | 157,170 |

| TOTAL | 17,424 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|------------------|----------|---------|----------------|----------------|----------|
| Ngh | RES 7 | N O T E | LOT 23 | | LAND | 157,200 | 143,000 |
| Inf1 | FACTOR 100 | | BUILDING | 267,800 | 229,500 | | |
| Inf2 | PHY 100 | | DETACHED | 1,500 | 1,400 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | 426,500 | 373,900 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8X10 | 2008 | 80 | 20.44 | 1,500 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/4/2019 | PW |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/28/2003 | KB |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/26/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

LOADING

| YEAR BLT | 1964 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 361,908 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,736 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 864 | | 40.60 | 35,078 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$208 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | USF | L | UPPER STORY FIN | 648 | 1964 | 164.47 | 106,575 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | ENT | N | ENCLOSED ENTRY | 24 | | 81.08 | 1,946 | INTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | EPA | N | ENCLOSED PORCH | 96 | | 74.40 | 7,142 | KITCHEN | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | + | BAS | L | BASE AREA | 1,088 | 1964 | 180.99 | 196,914 | BATHS | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | E | WDK | N | WOOD DECK | 272 | | 31.60 | 8,595 | HEAT | U | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | | | | | | | | | ELECT | U | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1983 / 38 |
| | | | | | | | | | | | | | | | | | | COND | 26 26 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 26 % GD 74 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$267,800 |