

Key: 1433

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.194

LEG
A
L
L
A
N
D

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|--------------------------|---|---------|-----------|-------------|---|------------|--------------|--|
| BROOKS THOMAS E & JOAN H TR TJNT REALTY TRUST 16 HIGH ST S EASTON, MA 02375 | | | | 34-5-0 | | | | 582 WEST ST | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | BROOKS THOMAS E & JOAN H | | | | 02/02/2007 | A | 500,000 | 34069-163 | |
| BROOKS RICHARD L & ETHEL | | | | 05/21/1999 | A | 100 | 17477-333 | | | | | |
| BROOKS RICHARD & ETHEL M | | | | 07/08/1992 | F | 240,000 | 11103-282 | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|-----------|------------|---------------|-------------|--------|------------|-----|--------|-----|
| 0310 | 56 | MULTI-USE COM | | | | 1 | 1 of 3 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| BP-20-355 | 07/23/2020 | 3 | ALTERATIONS | 5,901 | 07/30/2021 | PJK | 100 | 100 |
| 61448 | 01/11/2016 | 6 | CYCL GROWTH | 850 | 05/11/2018 | RJM | 100 | 100 |
| | | 3 | ALTERATIONS | | 02/10/2016 | SD | 100 | 100 |
| 244 | 03/25/2008 | 6 | CYCL GROWTH | 9,200 | 07/24/2013 | DF | 100 | 100 |
| | | 3 | ALTERATIONS | | 03/18/2009 | DF | 100 | 100 |

L
A
N
D

| TOTAL | 1.743 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------|---|--------------|----------------|----------------|
| Ngh | C2 | E=RS/MKT/INC ADJ. .DOD ETHEL M BROOKS 8/8/05 O BK 34069 PG 162. 10% obs on land - shared septic | | | LAND | 168,700 | 163,000 |
| Infl1 | FACTOR 100 | | | | BUILDING | 145,200 | 139,000 |
| Infl2 | PHY 100 | | | | DETACHED | 14,100 | 13,400 |
| | | | | | OTHER | 210,300 | 197,200 |
| | | | | | TOTAL | 538,300 | 512,600 |

D
E
T
A
C
H
E
D

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|--------|
| DGF | A | 1.00 | 50 0.50 | | 440 | 54.91 | 12,100 |
| SW2 | A | 1.00 | 50 0.50 | | 30 | 40.40 | 600 |
| SHF | A | 1.00 | 30 0.70 | | 96 | 20.44 | 1,400 |



B
U
I
L
D
I
N
G

| BUILDING | CD | ADJ | DESC | MEASURE | 5/11/2018 | RJM |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/11/2018 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 6/6/2018 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

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

| YEAR BLT | 1956 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 290,328 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA | 1,128 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 924 | | 39.77 | 36,744 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$257 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 1,128 | 1956 | 211.98 | 239,110 | | | EXTERIOR |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | WDK | N | WOOD DECK | 144 | | 31.60 | 4,550 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | FPL | O | FIREPLACE | 1 | | 6,456.00 | 6,456 | KITCHEN | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | | BATHS | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1958 / 63 |
| | | | | | | | | | | | | | | | | | COND | 50 50 % |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 50 % GD 50 |
| | | | | | | | | | | | | | | | | | RCNLD | \$145,200 |

Key: 1433

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.196

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|-----------------------------|--|------------------|-------------|---|------------|--------------|
| BROOKS THOMAS E & JOAN H TR | | 34-5-0 | 582 WEST ST | | | |
| TJNT REALTY TRUST | | TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
| 16 HIGH ST | | | | | | |
| S EASTON, MA 02375 | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
|--------|--------|---------------|------|--------|-------|----|--------|
| 0310 | 56 | MULTI-USE COM | | | | 3 | 3 of 3 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| | | | | | | | |

LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|-----|-------|-------|----------|-----|-------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Ngh | NOTE | | LAND | 133,400 | |
| Infl1 | | BUILDING | | | |
| Infl2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

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



BLDG COMMENTS

APT

| BUILDING | CD | ADJ | DESC | MEASURE | 5/11/2018 | RJM |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/11/2018 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 6/6/2018 | ER |
| QUALITY | - | 0.95 | LOW +/- AVG - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1950 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 756 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$285 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 3 | 1.00 | |
| BEDROOMS | 1 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 3 | \$1,938 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT FINISH | 3 | WOOD PANEL | 1.00 |
| HEATING/COOLING | 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 | BMU | N | BSMT UNFINISHED | 546 | | 45.69 | 24,946 |
| B | WDK | N | WOOD DECK | 168 | | 30.02 | 5,044 |
| + | BAS | L | BASE AREA | 756 | 1950 | 242.44 | 183,286 |

| TOTAL RCN | 215,214 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | F |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1966 / 55 |
| COND | 38 38 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 38 % GD 62 |
| RCNLD | \$133,400 |

