

Key: 1557

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.314

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|---------------|--|--|--|
| RICHARDSON FAMILY IRREV TRUST S/O RICHARDSON DEREK 545 BRIDGE ST E BRIDGEWATER, MA 02333 | | | | 38-35-0 | | | | 545 BRIDGE ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| RICHARDSON DEREK | | | | 04/25/2022 | A | 100 | 56724-011 | | | | |
| RICHARDSON MARC, CRAIG & | | | | 04/25/2022 | A | 100 | 56723-266 | | | | |
| RICHARDSON FAMILLY IRREV | | | | 02/02/2021 | A | 100 | 54319-106 | | | | |

| 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-19-53 | 02/26/2019 | 3 | ALTERATIONS | 3,819 | | | 0 0 |
| 3170 | 02/14/2017 | 3 | ALTERATIONS | 20,000 | 05/10/2017 | SLB | 100 100 |
| | | 6 | CYCL GROWTH | | 06/27/2016 | SD | 0 0 |
| | | 6 | CYCL GROWTH | | 06/25/2013 | LF | 0 0 |
| 546 | 08/19/2013 | 6 | CYCL GROWTH | | 06/10/2005 | SLB | 100 100 |
| | 05/21/2004 | 3 | ALTERATIONS | 600 | | | |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 30,129 3 | 1.00 | 100 | 1.00 | 188,000 | 1.36 | 100 | 1.00 | 3 | 1.00 | 176,400 |

| TOTAL | 30,129 SF | ZONING | FRNT 0 | ASSESSED | 176,400 | CURRENT | 160,500 | PREVIOUS | 191,300 |
|-------|------------|------------------|----------------|----------|---------|---------|---------|----------|---------|
| Ngh | RES 3 | N O T E | LOT 6/ T 10445 | LAND | 224,500 | 2,500 | 2,300 | 0 | 0 |
| Inf1 | FACTOR 100 | | | OTHER | 0 | 0 | | | |
| Inf2 | PHY 100 | | | TOTAL | 403,400 | 354,100 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 | 40 0.60 | | 200 | 20.44 | 2,500 |

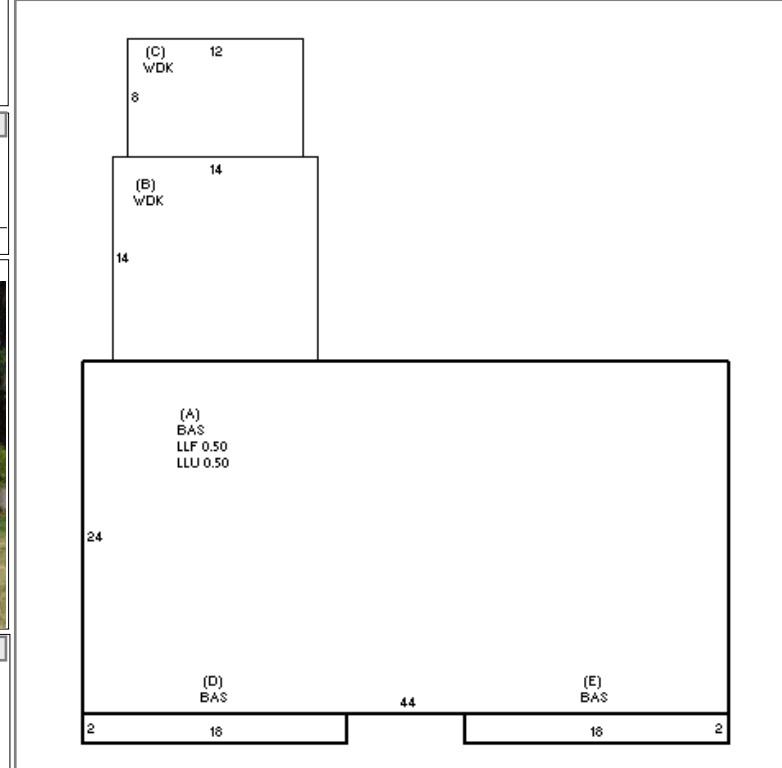


| BUILDING | CD | ADJ | DESC | MEASURE | 5/10/2017 | SLB |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/10/2005 | EST |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] | REVIEW | 3/27/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

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

| YEAR BLT | 1972 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 307,494 |
|--------------|-------|------------|-------|-----------------|-----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 1,128 | DETAIL ADJ | 1.071 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 528 | | 63.87 | 33,723 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$273 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | LLF | N | LOWER LEVEL FIN | 528 | | 123.67 | 65,298 | EXTERIOR | |
| CAPACITY | | | | UNITS | ADJ | ROOF SHAPE | 1.00 | + | WDK | N | WOOD DECK | 292 | | 31.60 | 9,227 | INTERIOR | |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,128 | 1972 | 172.76 | 194,876 | KITCHEN | |
| ROOMS | 6 | 1.00 | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | BATHS | |
| BEDROOMS | 3 | 1.00 | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | |
| BATHROOMS | 2 | 1.00 | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | |
| # 1/2 BATHS | 0 | 1.00 | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| TOT FIXTURES | 6 | \$4,370 | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |



| EFF.YR/AGE | 1980 / 41 |
|------------|------------|
| COND | 27 27 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 27 % GD 73 |
| RCNLD | \$224,500 |