

Key: 1612

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.363

LEGALS AND

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| FONTES ELISA M<br>210 PLYMOUTH ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 40-19-0    |    |            |              | 210 PLYMOUTH ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| FONTES ELISA M   |  |  |  | 03/12/2021 | QS | 540,000    | (131694)     |                 |  |  |  |
| OLIVEIRA CARLOS A  |  |  |  | 08/22/2011 | N  | 215,000    | (116423)     |                 |  |  |  |
| BROWN WILLIAM C &  |  |  |  | 01/29/2004 | A  | 1          | (104831)     |                 |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION |             |        | BN ID      | BN | CARD   |     |
|--------|------------|-------------|-------------|--------|------------|----|--------|-----|
| 1040   | 100        | TWO FAMILY  |             |        | 1          | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY          | DESC        | AMOUNT | INSP       | BY | 1st    | %   |
| 759    | 08/27/2002 | 6           | CYCL GROWTH |        | 09/27/2022 | SD | 0      | 0   |
|        |            | 6           | CYCL GROWTH |        | 06/03/2021 | SD | 0      | 0   |
|        |            | 6           | CYCL GROWTH |        | 08/22/2013 | LF | 0      | 0   |
|        |            | 3           | ALTERATIONS | 2,000  | 06/03/2004 |    | 100    | 100 |
|        |            | 6           | CYCL GROWTH |        |            |    | 0      | 0   |


LEGALS AND

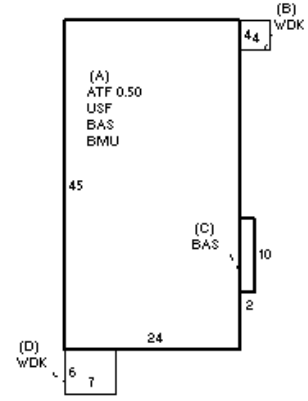
| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 13,500   | 7   | 1.00 | 100  | 1.00     | 100 | 1.00 | 7   | 0.95 |            | 153,950   |

| TOTAL | 13,500 SF  | ZONING  | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|---|----------|---------|----------|---------|----------|
| Ngh   | RES 7      | N<br>O<br>T<br>E<br><br>C/W 20 21/ T 12216 Easement noted on mis for FD to access Taunton River if needed | LAND     | 154,000 | 140,000  |         |          |
| Inf1  | FACTOR 100 |   | BUILDING | 351,400 | 263,300  |         |          |
| Inf2  | PHY 100    |   | DETACHED | 12,100  | 16,100   |         |          |
|       |            |   | OTHER    | 0       | 0        |         |          |
|       |            |   | TOTAL    | 517,500 | 419,400  |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD  | PHOTO  | 09/28/2022 |
|-----|------|------|----------|----|-------|-----------|--------|--|------------|
| DGF | A    | 1.00 | 50 0.50  |    | 440   | 54.91     | 12,100 |  |            |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 9/27/2022 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 9/27/2022 | SD |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 3/27/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

| YEAR BLT   | 1900  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 418.307 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 2,720 | DETAIL ADJ | 1.009 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,080 |      | 38.03     | 41,074  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$154 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | A | USF | L | UPPER STORY FIN | 1,080 | 1900 | 138.80    | 149,905 | EXTERIOR       | G       |
|            |       |            |       | ROOF SHAPE      | 2  | HIP            | 1.00 | A | ATF | L | ATTIC FINISH    | 540   | 1900 | 98.82     | 53,362  | INTERIOR       | G       |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | WDK | N | WOOD DECK       | 58    |      | 31.60     | 1,833   | KITCHEN        | V       |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | + | BAS | L | BASE AREA       | 1,100 | 1900 | 152.74    | 168,016 | BATHS          | V       |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | HEAT           | U       |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         | ELECT          | U       |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |

| EFF. YR/AGE | 2005 / 16  |
|-------------|------------|
| COND        | 16 16 %    |
| FUNC        | 0          |
| ECON        | 0          |
| DEPR        | 16 % GD 84 |
| RCNLD       | \$351,400  |