

Key: 1730

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.464

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| BRITTON MICHAEL R 85 PARK AVE E BRIDGEWATER, MA 02333 | | | | 43-34-0 | | | | 85 PARK AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BRITTON MICHAEL R | | | | 12/29/2016 | H | 250,000 | 47945-232 | | | | |
| ROBIDEAU RAYMOND A & RUTH | | | | 01/19/1990 | A | 1 | 9569-299 | | | | |
| ROBIDEAU RAYMOND A & RUTH | | | | 07/27/1977 | QS | | 4298-67 | | | | |

| 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-20-423 | 09/01/2020 | 6 | CYCL GROWTH | | 04/08/2021 | SLB | 100 100 |
| | | 3 | ALTERATIONS | 3,485 | 04/08/2021 | SLB | 100 100 |
| | | 6 | CYCL GROWTH | | 05/13/2013 | LFF | 0 0 |
| 661 | 12/15/2010 | 3 | ALTERATIONS | 759 | | | 0 0 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 13,500 3 | 1.00 | 100 | 1.00 | 188,000 | 2.78 | 100 | 1.00 | 3 | 1.00 | 162,050 |

| TOTAL | 13,500 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh | RES 3 | N O T E | LOT A | | LAND | 162,100 | 147,400 |
| Inf1 | FACTOR 100 | | LAND | 225,100 | 207,300 | | |
| Inf2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 389,700 | 357,000 | | |

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 | 4/8/2021 | SLB |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/8/2021 | SLB |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/28/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1964 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,016 | DETAIL ADJ | 1.030 |
| \$NLA(RCN) | \$304 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|--------------|-------|---------|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 7 | \$4,903 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMF | N | BSMT FINISH-SEP | 936 | | 55.73 | 52,163 |
| + | BAS | L | BASE AREA | 1,016 | 1964 | 225.00 | 228,600 |
| C | EPA | N | ENCLOSED PORCH | 176 | | 74.40 | 13,094 |
| D | ENT | N | ENCLOSED ENTRY | 81 | | 81.10 | 6,569 |
| E | WDK | N | WOOD DECK | 96 | | 31.60 | 3,034 |

| TOTAL RCN | 308,363 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1980 / 41 |
| COND | 27 27 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 27 % GD 73 |
| RCNLD | \$225,100 |

