

Key: 1960

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.670

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| D'ANGELO MICHELLE K & MARK<br>406 CENTRAL ST<br>E. BRIDGEWATER, MA 02333 |  |  |  | 50-42-0    |    |            |              | 406 CENTRAL ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| D'ANGELO MICHELLE K & MAR  |  |  |  | 07/30/2002 | QS | 444,000    | 22522-274    |                |  |  |  |
| ANDERSON RICHARD L   |  |  |  | 05/03/1990 | A  | 1          | 9733-190     |                |  |  |  |
| ANDERSON RICHARD L & BARB  |  |  |  | 08/27/1985 | QS |            | 6276-10      |                |  |  |  |


| CLASS  | CLASS%     | DESCRIPTION |              | BN ID  | BN         | CARD   |         |
|--------|------------|-------------|--------------|--------|------------|--------|---------|
| 1040   | 100        | TWO FAMILY  |              |        | 1          | 1 of 1 |         |
| PMT NO | PMT DT     | TY          | DESC         | AMOUNT | INSP       | BY     | 1st %   |
| 873    | 07/28/2011 | 6           | CYCL GROWTH  |        | 01/16/2019 | SD     | 0 0     |
| 677    | 07/27/2004 | 61          | SITE VISIT   | 250    | 10/10/2018 | SD     | 0 0     |
|        |            | 51          | FIELD REVIEW |        | 07/31/2013 | LF     | 0 0     |
|        |            | 3           | ALTERATIONS  | 7,000  | 04/10/2012 |        | 100 100 |
|        |            | 3           | ALTERATIONS  |        |            |        | 100 100 |

LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 43,560   | 3   | 1.00 | 100  | 188,000  | 1.00 | 100  | 1.00 | 3   |            | 188,000   |
| 300 | A | 1,000    | 3   | 1.00 | 100  | 5,700    | 1.00 | 100  | 1.00 | ELP | 1.00       | 5,700     |

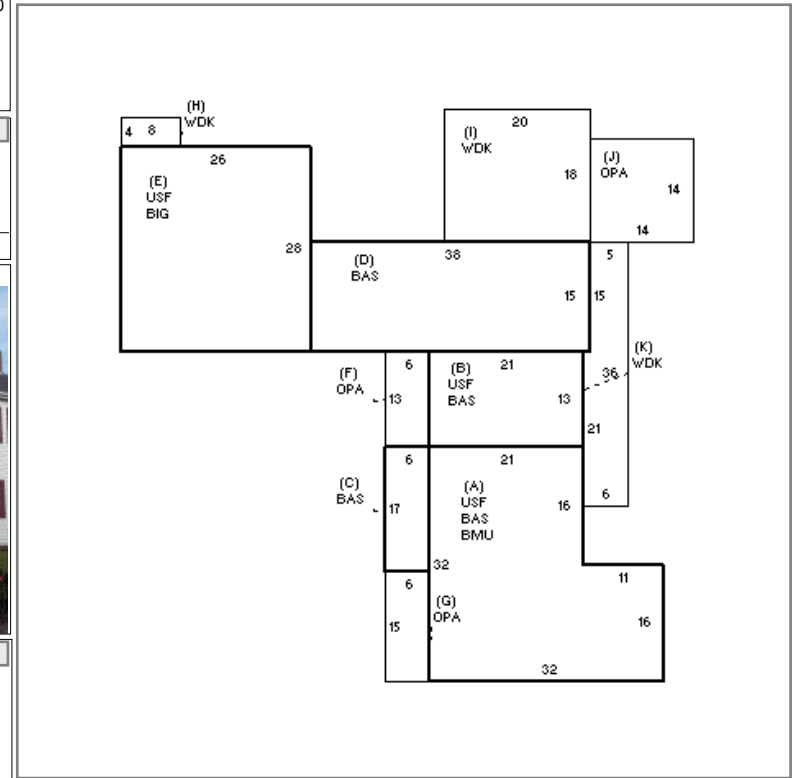
DETACHED

| TOTAL | 2.000 Acres | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|----------|---------|----------|
| Ngh   | RES 3       | NOTE   | LAND     | 193,700 | 176,200  |         |          |
| Inf1  | FACTOR 100  |        | BUILDING | 329,300 | 300,600  |         |          |
| Inf2  | PHY 100     |        | DETACHED | 8,800   | 8,400    |         |          |
|       |             |        | OTHER    | 0       | 0        |         |          |
|       |             |        | TOTAL    | 531,800 | 485,200  |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD | PHOTO  | 10/11/2018 |
|-----|------|------|----------|------|-------|-----------|-------|--|------------|
| IPV | A    | 1.00 | 30 0.70  | 1990 | 648   | 19.48     | 8,800 |  |            |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 1/16/2019 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |
| STYLE    | 5  | 0.95 | COLONIAL [100%]   | REVIEW  | 3/28/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

| YEAR BLT   | 1800  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 658,636 |
|------------|-------|------------|-------|-----------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 3,642 | DETAIL ADJ | 1.065 | FOUNDATION      | 5  | BRICK/STONE   | 1.00 | A   | BMU | N | BSMT UNFINISHED | 848   |      | 40.84     | 34,634  |           |         |
| \$NLA(RCN) | \$181 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL         | 1.00 | +   | USF | L | UPPER STORY FIN | 1,849 | 1800 | 136.73    | 252,807 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | +   | BAS | L | BASE AREA       | 1,793 | 1800 | 150.46    | 269,773 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | E   | BIG | N | BUILT-IN GARAGE | 728   |      | 68.93     | 50,182  |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A           | 1.00 | +   | OPA | N | OPEN PORCH      | 364   |      | 42.70     | 15,543  |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A           | 1.00 | +   | WDK | N | WOOD DECK       | 593   |      | 31.60     | 18,739  |           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER     | 1.02 | F21 | O   |   | FPL 2S 1OP      | 1     |      | 6,819.00  | 6,819   |           |         |
|            |       |            |       | FUEL SOURCE     | 3  | ELECTRIC      | 1.00 |     |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | ARPUD           | 0  |               | 1.00 |     |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |               | 1.00 |     |     |   |                 |       |      |           |         |           |         |



BUILDING

| CAPACITY     | UNITS | ADJ      | CONDITION ELEM | CD |
|--------------|-------|----------|----------------|----|
| STORIES      | 2     | 1.00     | EXTERIOR       |    |
| ROOMS        | 13    | 1.00     | INTERIOR       |    |
| BEDROOMS     | 4     | 1.00     | KITCHEN        |    |
| BATHROOMS    | 4     | 1.00     | BATHS          |    |
| # 1/2 BATHS  | 1     | 1.00     | HEAT           |    |
| TOT FIXTURES | 14    | \$10,139 | ELECT          |    |
| # UNITS      | 2     | 1.10     |                |    |

| EFF. YR/AGE | 1958 / 63  |
|-------------|------------|
| COND        | 50 50 %    |
| FUNC        | 0          |
| ECON        | 0          |
| DEPR        | 50 % GD 50 |
| RCNLD       | \$329,300  |