

Key: 1964

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.673

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|-------------|--------------|----------------|--|--|--|
| HELEN F DEWOLF REVOCABLE TRUST DEWOLF HELEN F 34 SCHOOL ST SOUTH DARTMOUTH, MA 02748 | | | | 50-46-0 | | | | 344 CENTRAL ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HELEN F DEWOLF REVOCABLE | | | | 01/17/2017 | A | 1 48009-148 | | | | | |
| DEWOLF HELEN F | | | | 01/10/2017 | A | 1 47986-280 | | | | | |
| FITZ CAROLYN C HEIRS OF | | | | 10/17/1958 | QS | 2661-340 | | | | | |

| 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 % |
| 50 | 06/24/2016 | 3 | ALTERATIONS | 10,522 | | | 0 0 |
| | | 51 | FIELD REVIEW | | 07/31/2013 | LF | 0 0 |
| | 12/03/2012 | 6 | CYCL GROWTH | | 12/03/2012 | LFF | 0 0 |
| 1346 | 10/15/2012 | 3 | ALTERATIONS | 1,600 | 12/03/2012 | LFF | 0 0 |

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| 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 | 1.00 | 188,000 | 1.00 | 100 | 1.00 | 3 | 1.00 | 188,000 |
| 300 | A | 0.500 3 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 2,850 |

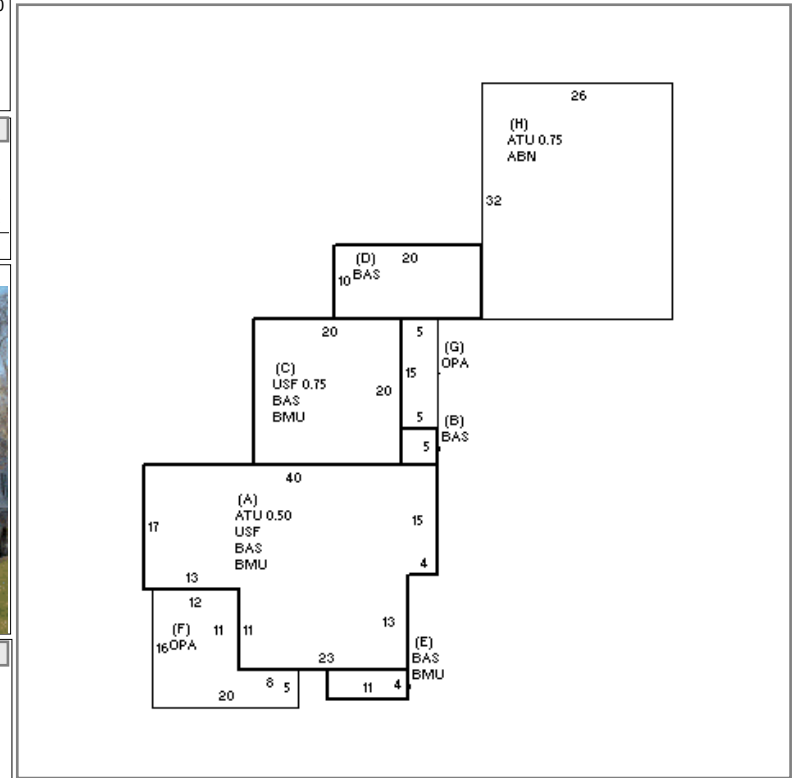
| TOTAL | 1.500 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------|--------|---|--------------|----------------|----------------|
| Ngh | RES 3 | N O T E | T 5761 | | LAND | 190,900 | 173,600 |
| Inf1 | FACTOR 100 | | | | BUILDING | 221,000 | 217,800 |
| Inf2 | PHY 100 | | | | DETACHED | 9,500 | 9,000 |
| | | | | | OTHER | 0 | 0 |
| | | | | | TOTAL | 421,400 | 400,400 |

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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|-------|
| LBN | A | 1.00 20 0.80 | EST | 1884 | 300 | 39.65 | 9,500 |



| BLDG COMMENTS |
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| BUILDING | CD | ADJ | DESC | MEASURE | 7/31/2013 | LF |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] | REVIEW | 3/28/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1884 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|---------|-----------------|----|---------------|------|
| NET AREA | 2,819 | DETAIL ADJ | 0.918 | FOUNDATION | 5 | BRICK/STONE | 1.00 |
| \$NLA(RCN) | \$178 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 2.5 | UNITS | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| ROOMS | 8 | ADJ | 1.00 | FLOOR COVER | 99 | N/A | 1.00 |
| BEDROOMS | 4 | | 1.00 | INT FINISH | 99 | N/A | 1.00 |
| BATHROOMS | 2 | | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 |
| # 1/2 BATHS | 1 | | 1.00 | FUEL SOURCE | 99 | N/A | 1.00 |
| TOT FIXTURES | 8 | | \$4,994 | ARPUD | 0 | | 1.00 |
| # UNITS | 1 | | 1.00 | AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,369 | | 35.88 | 49,119 |
| + | USF | L | UPPER STORY FIN | 1,225 | 1884 | 125.12 | 153,272 |
| + | ATU | N | ATTIC UNF | 1,087 | | 30.30 | 32,936 |
| + | BAS | L | BASE AREA | 1,594 | 1884 | 137.69 | 219,474 |
| + | OPA | N | OPEN PORCH | 307 | | 42.70 | 13,109 |
| H | ABN | N | ATT BARN | 832 | | 27.00 | 22,464 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 502,187 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1955 / 66 |
| COND | 56 56 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 56 % GD 44 |
| RCNLD | \$221,000 |