

Key: 198

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 181

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |              | LOCATION      |  |  |  |
|---|--|--|--|------------|---|------------|--------------|---------------|--|--|--|
| MITCHELL HENRY ADAM JR<br>95 HAYWARD ROAD<br>E. BRIDGEWATER, MA 02333 |  |  |  | 4-237-0    |   |            |              | 95 HAYWARD RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| MITCHELL HENRY ADAM JR  |  |  |  | 03/19/2002 | A | 1          | 21740-223    |               |  |  |  |
| MITCHELL HENRY ADAM JR  |  |  |  | 05/25/2001 | A | 1          | 19890-050    |               |  |  |  |
| GILSON EDITH I & JAMES S  |  |  |  | 11/05/1998 | A | 1          | 16783-029    |               |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |              | BN ID  | BN         | CARD   |         |
|--------|------------|---------------|--------------|--------|------------|--------|---------|
| 1090   | 100        | MULTIPLE HSES |              |        | 1          | 1 of 2 |         |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT | INSP       | BY     | 1st %   |
| 913    |            | 6             | CYCL GROWTH  |        | 03/02/2020 | SD     | 0 0     |
|        | 04/04/2012 | 6             | CYCL GROWTH  |        | 04/04/2012 | SLB    | 0 0     |
|        |            | 6             | CYCL GROWTH  |        | 09/25/2007 | SLB    | 100 100 |
|        | 03/05/2003 | 7             | DETACHED BLD | 15,000 |            |        | 0 100   |

LAND

| CD  | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|-----|-------|-----|------|------------|-----------|
| 100 | S | 19,445   | 2   | 1.00  | 100   | 1.00     | 100 | 1.00  | 2   | 0.95 |            | 158,820   |

| TOTAL | 19,428 SF  | ZONING                          | FRNT     | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|---------------------------------|----------|---|----------|---------|----------|
| Ngh   | RES 2      | NOTE<br>C/W 238 239 240 235 236 | LAND     |   | 158,800  | 144,500 |          |
| Infl1 | FACTOR 100 |                                 | BUILDING |   | 66,000   | 67,200  |          |
| Infl2 | PHY 100    |                                 | DETACHED |   | 4,800    | 4,600   |          |
|       |            |                                 | OTHER    |   | 193,500  | 180,200 |          |
|       |            |                                 | TOTAL    |   | 423,100  | 396,500 |          |

DETACHED

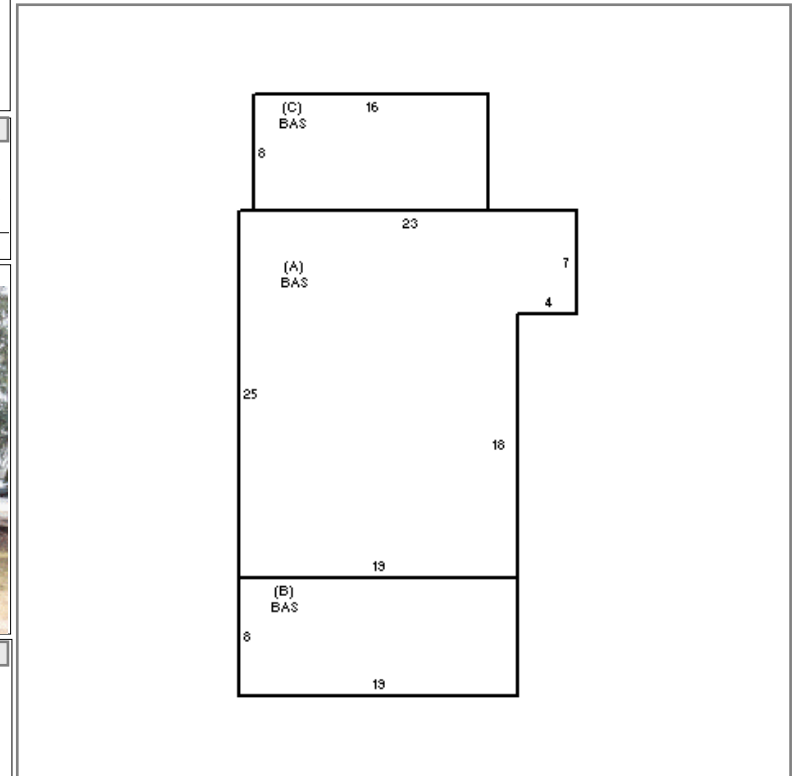
| TY  | QUAL | COND | DIM/NOTE      | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| OPA | A    | 1.00 | 20 0.80 16X16 |    | 256   | 23.53     | 4,800 |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC                 | MEASURE | 3/2/2020  | SD |
|----------|----|------|----------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL          | LIST    | 3/2/2020  | SD |
| STYLE    | 6  | 1.05 | COTT/BUNGALOW [100%] | REVIEW  | 3/14/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]       |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]    |         |           |    |



| YEAR BLT     | 1950  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  |
|--------------|-------|------------|-------|-----------------|----|---------------|------|
| NET AREA     | 783   | DETAIL ADJ | 0.926 | FOUNDATION      | 1  | PIER          | 0.98 |
| \$NLA(RCN)   | \$234 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES   | 1.00 |
| CAPACITY     |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 |
| STORIES      | 1     | 1.00       |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 |
| ROOMS        | 4     | 1.00       |       | FLOOR COVER     | 99 | N/A           | 1.00 |
| BEDROOMS     | 2     | 1.00       |       | INT FINISH      | 99 | N/A           | 1.00 |
| BATHROOMS    | 1     | 1.00       |       | HEATING/COOLING | 13 | NONE          | 0.90 |
| # 1/2 BATHS  | 0     | 1.00       |       | FUEL SOURCE     | 8  | NONE          | 1.00 |
| TOT FIXTURES | 3     | \$1,889    |       | ARPUD           | 0  |               | 1.00 |
| # UNITS      | 1     | 1.00       |       | AFFORDABLE      | 0  |               | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA   | 783   | 1950 | 231.80    | 181,500 |

| TOTAL RCN      | 183,389    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 1951 / 70  |
| COND           | 64 64 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 64 % GD 36 |
| RCNLD          | \$66,000   |

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|   |  |  |           |   |            |               |  |  |
|---|--|--|-----------|---|------------|---------------|--|--|
| CURRENT OWNER   |  |  | PARCEL ID |   |            | LOCATION      |  |  |
| MITCHELL HENRY ADAM JR<br>95 HAYWARD ROAD<br>E. BRIDGEWATER, MA 02333 |  |  | 4-237-0   |   |            | 95 HAYWARD RD |  |  |
| TRANSFER HISTORY  |  |  | DOS       | T | SALE PRICE | BK-PG (Cert)  |  |  |

| CLASS  | CLASS% | DESCRIPTION   |      |        | BN ID | BN | CARD   |   |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1090   | 100    | MULTIPLE HSES |      |        |       | 2  | 2 of 2 |   |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP  | BY | 1st    | % |


LAND

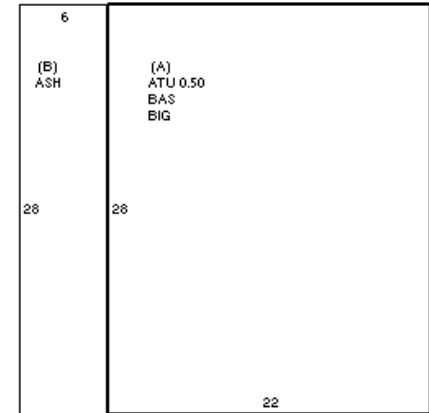
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|-----|-------|-------|----------|-----|-------|-----|----|------------|-----------|
|----|---|----------|-----|-------|-------|----------|-----|-------|-----|----|------------|-----------|

DETACHED

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|------|----------|---------|----------|
| Ngh   | NOTE   |      | LAND     | 193,500 |          |
| Infl1 |        |      | BUILDING |         |          |
| Infl2 |        |      | DETACHED |         |          |
|       |        |      | OTHER    |         |          |
|       |        |      | TOTAL    |         |          |

BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  |
|----|------|------|----------|----|-------|-----------|-------|--|
|    |      |      |          |    |       |           |       | 03/03/2020   |
|    |      |      |          |    |       |           |       |  |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/27/2005 | SLB |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/27/2005 | EST |
| STYLE    | 18 | 1.00 | GAR/QTRS [100%]   | REVIEW  | 3/14/2013 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 2004  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 233,099   |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|------------|
| NET AREA   | 616   | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BIG | N | BUILT-IN GARAGE | 616   |      | 66.90     | 41,211  | CONDITION ELEM | CD        |            |
| \$NLA(RCN) | \$378 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | BAS | L | BASE AREA       | 616   | 2004 | 287.95    | 177,379 |                |           |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | ATU | N | ATTIC UNF       | 308   |      | 30.30     | 9,332   | EXTERIOR       |           |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B | ASH | N | ATT SHED        | 168   |      | 18.67     | 3,137   | INTERIOR       |           |            |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | KITCHEN        |           |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | BATHS          |           |            |
|            |       |            |       | HEATING/COOLING | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | HEAT           |           |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | ELECT          |           |            |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 2004 / 17 |            |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         | COND           | 17 17 %   |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | FUNC      | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | ECON      | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | DEPR      | 17 % GD 83 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | RCNLD     | \$193,500  |