

Key: 202

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 184

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID           |  |  |  | LOCATION     |   |            |              |  |
|---|--|--|--|---------------------|--|--|--|--------------|---|------------|--------------|--|
| MILTON MORRIS E<br>PARKINSON REALTY TRUST<br>C/O PROFESSIONAL LAND SURVEYOR<br>25 CENTRAL ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 4-245-0             |  |  |  | 118 BIXBY DR |   |            |              |  |
|   |  |  |  | TRANSFER HISTORY    |  |  |  | DOS          | T | SALE PRICE | BK-PG (Cert) |  |
|   |  |  |  | MILTON MORRIS E     |  |  |  | 07/29/2005   | A | 88,000     | 31035-347    |  |
|   |  |  |  | PARKINSON RICHARD G |  |  |  | 12/31/1997   | A | 1          | 15778-198    |  |
|   |  |  |  | PARKINSON RICHARD G |  |  |  | 12/30/1997   | A | 1          | 15778-198    |  |

| 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    | % |
|        |        | 6             | CYCL GROWTH |        | 09/24/2015 | SD | 0      | 0 |
|        |        | 6             | CYCL GROWTH |        | 05/17/2013 | LF | 0      | 0 |
|        |        | 6             | CYCL GROWTH |        | 10/25/2007 |    | 0      | 0 |

LAND

| CD  | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |   |      |  |         |
|-----|---|----------|-----|-------|-------|----------|-----|-------|---------|------|------------|-----------|---|------|--|---------|
| 100 | S | 12,000   | 2   | 1.00  | 100   | 1.00     | 100 | 1.00  | 205,390 | 3.10 | PF         | 1.15      | 2 | 0.95 |  | 175,630 |

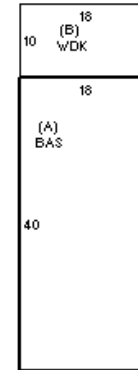
| TOTAL | 12,000 SF  | ZONING   | FRNT | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--|------|---|--------------|----------------|----------------|
| Ngh   | RES 2      | N<br>O<br>T<br>E<br><br>C/W 246 241 AND 242 / WATER ESMT/#14613/ B7199 |      |   | LAND         | 175,600        | 159,800        |
| Infl1 | FACTOR 100 |  | P2   |   | BUILDING     | 80,300         | 80,900         |
| Infl2 | PHY 100    |  |      |   | DETACHED     | 1,000          | 900            |
|       |            |  |      |   | OTHER        | 0              | 0              |
|       |            |  |      |   | <b>TOTAL</b> | <b>256,900</b> | <b>241,600</b> |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|------|----------|----|-------|-----------|-------|------------|
| SHF | A    | 1.00 | 40 0.60  |    | 80    | 20.44     | 1,000 | 09/28/2015 |



| BLDG COMMENTS |
|---------------|
|               |



BUILDING

| BUILDING | CD | ADJ  | DESC                 | MEASURE | 9/24/2015 | SD |
|----------|----|------|----------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL          | LIST    |           |    |
| 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%]    |         |           |    |

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| YEAR BLT   | 1945  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 182,604 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 720   | DETAIL ADJ | 0.926 | FOUNDATION      | 1  | PIER          | 0.98 | A | BAS | L | BASE AREA   | 720   | 1945 | 243.09    | 175,027 |           |         |
| \$NLA(RCN) | \$254 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES   | 1.00 | B | WDK | N | WOOD DECK   | 180   |      | 31.60     | 5,688   |           |         |
|            |       |            |       | 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 | 14 | FPL/WD STOVE  | 0.90 |   |     |   |             |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE     | 7  | OTHER         | 1.00 |   |     |   |             |       |      |           |         |           |         |
|            |       |            |       | ARPUD           | 0  |               | 1.00 |   |     |   |             |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |               | 1.00 |   |     |   |             |       |      |           |         |           |         |

| TOTAL RCN      | 182,604    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 1955 / 66  |
| FUNC           | 56 56 %    |
| ECON           | 0          |
| DEPR           | 56 % GD 44 |
| RCNLD          | \$80,300   |