

Key: 205

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 187

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| HARVEY NICHOLAS S & JANAINA F 123 MURRAY RD E. BRIDGEWATER, MA 02333 | | | | 4-251-0 | | | | 123 MURRAY RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HARVEY NICHOLAS S & JANAI | | | | 10/28/2005 | QS | 274,500 | 31624-209 | | | | |
| DANFORTH RALPH P JR & | | | | 05/29/1986 | QS | | 6808-221 | | | | |
| KENNEDY ALFRED D JR & MAR | | | | 12/12/1983 | QS | | 5527-359 | | | | |

| 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 | | 08/19/2013 | LF | 0 | 0 |
| | | 6 | CYCL GROWTH | | 04/03/2006 | | 0 | 0 |

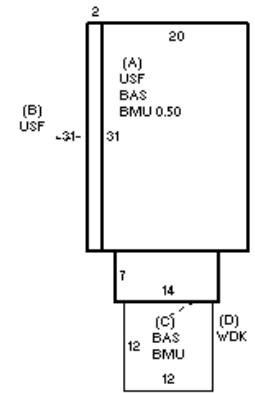
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|------|----|------------|-----------|
| 100 | S | 10,010 2 | 1.00 | 100 | 1.00 | 178,600 | 3.68 | 100 | 1.00 | 2 | 0.95 | 151,090 |

| TOTAL | 10,019 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|---------------------------------|----------|---------|--------------|----------------|----------------|
| Ngh | RES 2 | N O T E T 14408 | | | LAND | 151,100 | 137,400 |
| Infl1 | FACTOR 100 | | BUILDING | 197,200 | 172,900 | | |
| Infl2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 350,800 | 312,600 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 40 0.60 | | | 200 | 20.44 | 2,500 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/19/2013 | LF |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 3/14/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1947 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 270,085 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA | 1,400 | DETAIL ADJ | 0.950 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 408 | | 52.05 | 21,236 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$193 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 718 | 1947 | 179.72 | 129,040 | EXTERIOR | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 682 | 1947 | 163.32 | 111,383 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | WDK | N | WOOD DECK | 144 | | 31.60 | 4,550 | KITCHEN | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | BATHS | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1980 / 41 |
| | | | | | | | | | | | | | | | | | COND | 27 27 % |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 27 % GD 73 |
| | | | | | | | | | | | | | | | | | RCNLD | \$197,200 |