

Key: 2051

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.763

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| CHARLES MIRACIA<br>72 OREGON ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 52-25-0    |    |            |              | 72 OREGON ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| CHARLES MIRACIA  |  |  |  | 02/14/2020 | QS | 450,000    | 52351-165    |              |  |  |  |
| TEIXEIRA ALBERTO   |  |  |  | 05/24/2019 | A  | 109,000    | 51148-213    |              |  |  |  |
| TEIXEIRA ALBERTO & DEOLIN                                  |  |  |  | 02/04/2005 | A  | 1          | 29951-198    |              |  |  |  |

| 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    | % |
| 22-267 | 06/07/2022 | 3             | ALTERATIONS | 26,927 |            |    |        | 0 |
|        |            | 6             | CYCL GROWTH |        | 08/27/2020 | SD |        | 0 |
|        |            | 6             | CYCL GROWTH |        | 07/01/2019 | SD |        | 0 |
|        |            | 6             | CYCL GROWTH |        | 09/01/2017 | SD |        | 0 |
|        |            | 6             | CYCL GROWTH |        | 05/01/2013 | LF |        | 0 |

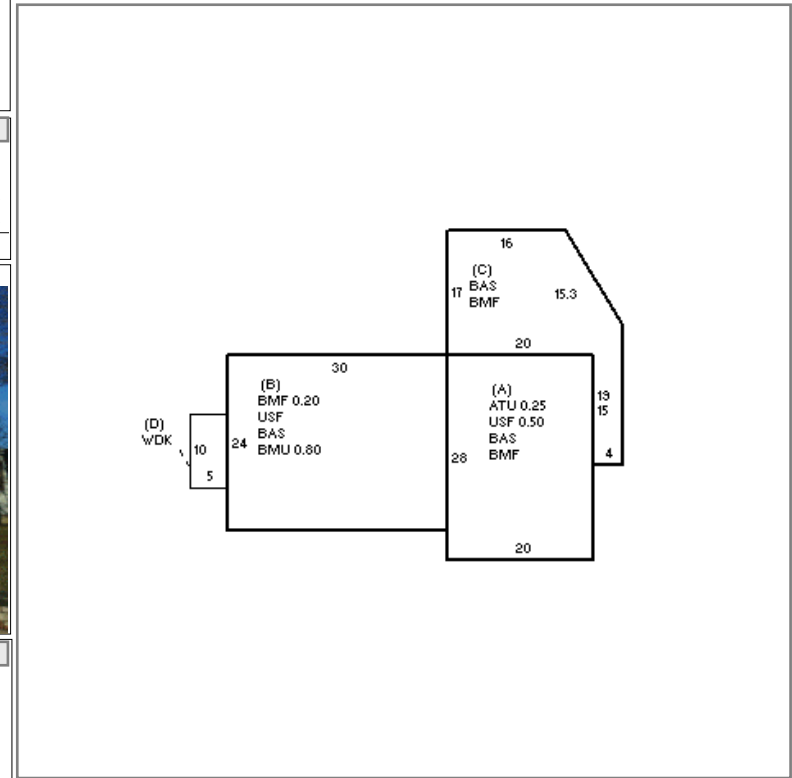
LAND

| CD  | T | AC/SF/UN | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |      |         |
|-----|---|----------|------|------|------|----------|------|---------|------|-----|------------|-----------|------|---------|
| 100 | S | 21,955 3 | 1.00 | 100  | 1.00 | 100      | 1.00 | 188,000 | 1.79 | 100 | 1.00       | 3         | 1.00 | 169,350 |

| TOTAL | 21,955 SF  | ZONING | RES 3        | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh   | RES 3      | NOTE   | LAND         | 169,400        | 154,000        |          |         |          |
| Inf1  | FACTOR 100 |        | BUILDING     | 359,300        | 339,800        |          |         |          |
| Inf2  | PHY 100    |        | DETACHED     | 2,500          | 2,300          |          |         |          |
|       |            |        | OTHER        | 0              | 0              |          |         |          |
|       |            |        | <b>TOTAL</b> | <b>531,200</b> | <b>496,100</b> |          |         |          |

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 | 7/8/2019  | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/8/2019  | SD |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 3/29/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

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

INDING

| YEAR BLT     | 1880  | SIZE ADJ   | 1.000 |
|--------------|-------|------------|-------|
| NET AREA     | 2,696 | DETAIL ADJ | 0.936 |
| \$NLA(RCN)   | \$171 | OVERALL    | 1.000 |
| CAPACITY     |       | UNITS      | ADJ   |
| STORIES      | 12    | 1.00       | 1.00  |
| ROOMS        | 4     | 1.00       | 1.00  |
| BEDROOMS     | 3     | 1.00       | 1.00  |
| BATHROOMS    | 0     | 1.00       | 1.00  |
| # 1/2 BATHS  | 11    | \$7,001    |       |
| TOT FIXTURES | 1     | 1.00       |       |
| # UNITS      |       |            |       |

| ELEMENT         | CD | DESCRIPTION   | ADJ  |
|-----------------|----|---------------|------|
| FOUNDATION      | 5  | BRICK/STONE   | 1.00 |
| EXT COVER       | 4  | VINYL         | 1.00 |
| 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 | 11 | HW/COOL AIR   | 1.04 |
| FUEL SOURCE     | 99 | N/A           | 1.00 |
| ARPUD           | 0  |               | 1.00 |
| AFFORDABLE      | 0  |               | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMF | N | BSMT FINISH-SEP | 1,120 |      | 48.26     | 54,055  |
| + | BAS | L | BASE AREA       | 976   | 1880 | 142.02    | 138,609 |
| A | USF | L | UPPER STORY FIN | 280   | 1880 | 129.05    | 36,135  |
| A | ATU | N | ATTIC UNF       | 140   |      | 30.30     | 4,242   |
| B | BMU | N | BSMT UNFINISHED | 576   |      | 34.32     | 19,767  |
| B | BAS | L | BASE AREA       | 720   | 2002 | 142.02    | 102,253 |
| B | USF | L | UPPER STORY FIN | 720   | 2002 | 129.06    | 92,920  |
| D | WDK | N | WOOD DECK       | 50    |      | 31.60     | 1,580   |
|   | BMG | O | BSMT GARAGE     | 2     |      | 2,063.00  | 4,126   |

| TOTAL RCN      | 460,688    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 1997 / 24  |
| COND           | 22 22 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 22 % GD 78 |
| RCNLD          | \$359,300  |