

Key: 2125

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.825

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER               |  |  |  | PARCEL ID                 |  |  |  | LOCATION       |    |            |              |
|-----------------------------|--|--|--|---------------------------|--|--|--|----------------|----|------------|--------------|
| HANSON NOMINEE REALTY TRUST |  |  |  | 53-44-0                   |  |  |  | 516 W UNION ST |    |            |              |
| HANSON DANA R TR            |  |  |  | TRANSFER HISTORY          |  |  |  | DOS            | T  | SALE PRICE | BK-PG (Cert) |
| 516 W UNION ST              |  |  |  | HANSON NOMINEE REALTY TRU |  |  |  | 02/19/2020     | A  | 1          | 52360-052    |
| E BRIDGEWATER, MA 02333     |  |  |  | HANSON DANA R             |  |  |  | 08/19/2004     | A  | 1          | 28896-104    |
|                             |  |  |  | HANSON DANA R & DEBORAH J |  |  |  | 06/23/1986     | QS | 142,500    | 6876-002     |

| 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 |        | 05/21/2013 | LF | 0      | 0 |

| CD  | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|------|-------|------|----|------------|-----------|
| 100 | S | 24,000   | 3   | 1.00  | 100   | 188,000  | 1.65 | 100   | 1.00 | 3  | 1.00       | 171,120   |

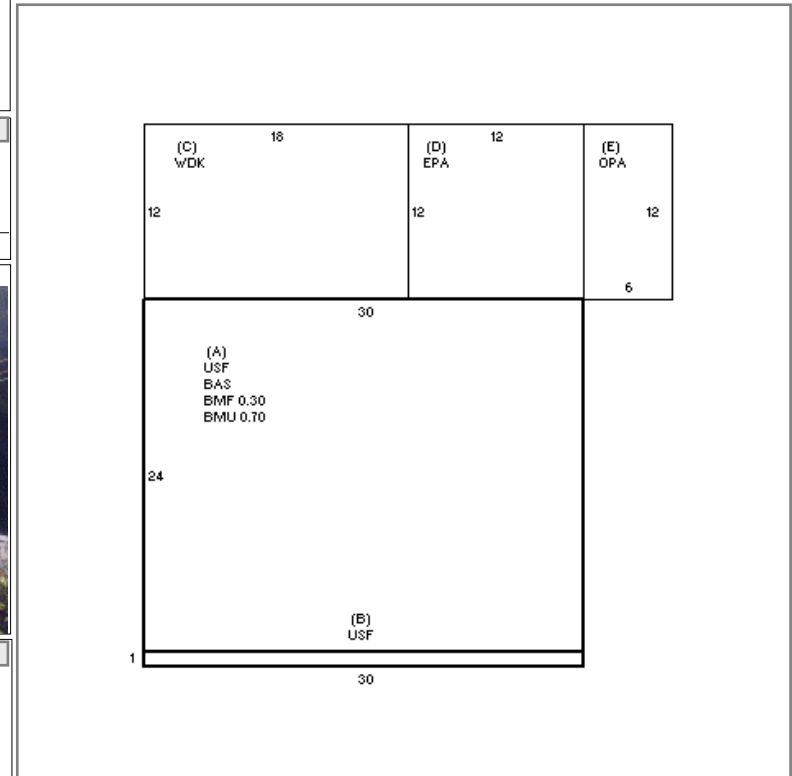
|       |            |                  |          |         |          |         |          |
|-------|------------|------------------|----------|---------|----------|---------|----------|
| TOTAL | 24,000 SF  | ZONING           | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | RES 3      | N<br>O<br>T<br>E | T 14461  |         | LAND     | 171,100 | 155,600  |
| Infl1 | FACTOR 100 |                  | BUILDING | 231,600 | 204,100  |         |          |
| Infl2 | PHY 100    |                  | DETACHED | 22,700  | 21,600   |         |          |
|       |            |                  | OTHER    | 0       | 0        |         |          |
|       |            |                  |          |         | TOTAL    | 425,400 | 381,300  |

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|----|-------|-----------|--------|
| DGF | A    | 1.00 | 20 0.80  |    | 468   | 54.08     | 20,200 |
| SHF | A    | 1.00 | 40 0.60  |    | 200   | 20.44     | 2,500  |



BLDG COMMENTS

| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/21/2013 | LF |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |
| STYLE    | 5  | 0.95 | COLONIAL [100%]   | REVIEW  | 3/29/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |



| YEAR BLT     | 1965  | SIZE ADJ   | 1.000           | ELEMENT    | CD            | DESCRIPTION    | ADJ   | S    | BAT | T               | DESCRIPTION     | UNITS     | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 317,318    |  |
|--------------|-------|------------|-----------------|------------|---------------|----------------|-------|------|-----|-----------------|-----------------|-----------|----------|-----------|---------|----------------|------------|--|
| NET AREA     | 1,470 | DETAIL ADJ | 0.969           | FOUNDATION | 4             | CONT BSMT WALL | 1.00  | A    | BMU | N               | BSMT UNFINISHED | 504       |          | 43.17     | 21,756  | CONDITION ELEM | CD         |  |
| \$NLA(RCN)   | \$216 | OVERALL    | 1.000           | EXT COVER  | 1             | WD SHINGLES    | 1.00  | A    | BMF | N               | BSMT FINISH-SEP | 216       |          | 60.71     | 13,113  | EXTERIOR       |            |  |
| CAPACITY     |       |            | UNITS           | ADJ        | ROOF SHAPE    | 1              | GABLE | 1.00 | A   | BAS             | L               | BASE AREA | 720      | 1965      | 179.60  | 129,314        | INTERIOR   |  |
| STORIES      | 2     | 1.00       | ROOF COVER      | 1          | ASPH SHINGLES | 1.00           | +     | USF  | L   | UPPER STORY FIN | 750             | 1965      | 163.21   | 122,407   | KITCHEN |                |            |  |
| ROOMS        | 8     | 1.00       | FLOOR COVER     | 99         | N/A           | 1.00           | C     | WDK  | N   | WOOD DECK       | 216             |           | 31.60    | 6,826     | BATHS   |                |            |  |
| BEDROOMS     | 4     | 1.00       | INT FINISH      | 99         | N/A           | 1.00           | D     | EPA  | N   | ENCLOSED PORCH  | 144             |           | 74.40    | 10,714    | HEAT    |                |            |  |
| BATHROOMS    | 1     | 1.00       | HEATING/COOLING | 2          | HOT WATER     | 1.02           | E     | OPA  | N   | OPEN PORCH      | 72              |           | 42.69    | 3,074     | ELECT   |                |            |  |
| # 1/2 BATHS  | 1     | 1.00       | FUEL SOURCE     | 2          | GAS           | 1.00           |       | F21  | O   | FPL 2S 1OP      | 1               |           | 6,819.00 | 6,819     |         |                |            |  |
| TOT FIXTURES | 5     | \$3,295    | ARPUD           | 0          |               | 1.00           |       |      |     |                 |                 |           |          |           |         |                |            |  |
| # UNITS      | 1     | 1.00       | AFFORDABLE      | 0          |               | 1.00           |       |      |     |                 |                 |           |          |           |         |                |            |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | EFF.YR/AGE     | 1980 / 41  |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | COND           | 27 27 %    |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | FUNC           | 0          |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | ECON           | 0          |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | DEPR           | 27 % GD 73 |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | RCNLD          | \$231,600  |  |