

Key: 2213

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.910

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|---|--|--|--|---------------|---|------------|--------------|--|
| RANDALL RONALD F JR & DANIELLE M | | | | 56-46-0 | | | | 49 FOREST TRL | | | | |
| 49 FOREST TRAIL E BRIDGEWATER, MA 02333 | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | RANDALL RONALD F JR & DAN GUERRIERO ELLEN J | | | | 08/11/2017 | O | 300,000 | 48785-153 | |
| | | | | GUERRIERO ELLEN J TRUSTEE | | | | 11/25/2014 | A | 100 | 44981-197 | |
| | | | | | | | | 03/06/2012 | A | 1 | 41064-335 | |

| 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 | % |
| BP-19-364 | 09/30/2019 | 7 | DETACHED BLD | 5,000 | 05/26/2020 | SLB | 100 | 100 |
| | | 61 | SITE VISIT | | 05/08/2018 | SD | 0 | 0 |
| BP-18-45 | 05/08/2018 | 7 | DETACHED BLD | 10,000 | 05/09/2019 | SLB | 100 | 100 |
| | | 6 | CYCL GROWTH | | 03/23/2018 | SD | 0 | 0 |
| 3487 | 01/05/2018 | 3 | ALTERATIONS | 3,000 | 05/08/2018 | SLB | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 24,295 4 | 1.00 | 100 | 1.00 | 225,600 | 1.63 | 100 | 1.00 | 4 | 1.20 | 205,650 |

| TOTAL | 24,295 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh | RES 4 | N O T E | LOT 48 | | LAND | 205,700 | 171,500 |
| Inf1 | FACTOR 100 | | BUILDING | 262,100 | 241,400 | | |
| Inf2 | PHY 100 | | DETACHED | 29,300 | 27,900 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 497,100 | 440,800 | | |

DETAILED

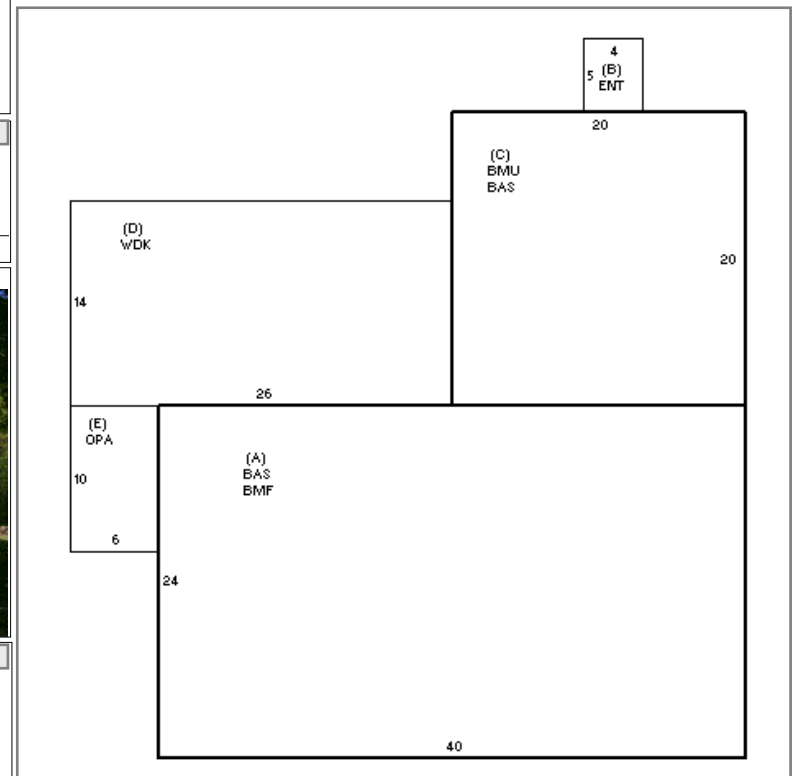
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| SHF | A | 1.00 | 40 0.60 | | 200 | 20.44 | 2,500 |
| DGF | A | 1.00 | 10 0.90 | 24 X 24 | 2018 | 51.74 | 26,800 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/26/2020 | SLB |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/1/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 359,039 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|-----------|---------|
| NET AREA | 1,360 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMF | N | BSMT FINISH-SEP | 960 | | 50.51 | 48,488 | | |
| \$NLA(RCN) | \$264 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 960 | 1970 | 197.19 | 189,302 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | ENT | N | ENCLOSED ENTRY | 20 | | 81.10 | 1,622 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | BAS | L | BASE AREA | 400 | 2018 | 197.19 | 78,876 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | BMU | N | BSMT UNFINISHED | 400 | | 35.92 | 14,366 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | D | WDK | N | WOOD DECK | 364 | | 31.60 | 11,502 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | E | OPA | N | OPEN PORCH | 60 | | 42.70 | 2,562 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |



| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1980 / 41 |
|------------|------------|
| COND | 27 27 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 27 % GD 73 |

| RCNLD | \$262,100 |
|-------|-----------|
|-------|-----------|