

Key: 2228

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.925

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| RICCIO CHARLES & MARIBETH 869 CRESCENT ST E BRIDGEWATER, MA 02333 | | | | 56-61-0 | | | | 869 CRESCENT ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| RICCIO CHARLES & MARIBETH | | | | 01/14/1994 | A | 100 | 12587-284 | | | | |
| RICCIO CHARLES & OLSON MA | | | | 01/31/1983 | QS | 63,000 | 5287-319 | | | | |

| 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 | | 08/24/2013 | LF | 0 | 0 |

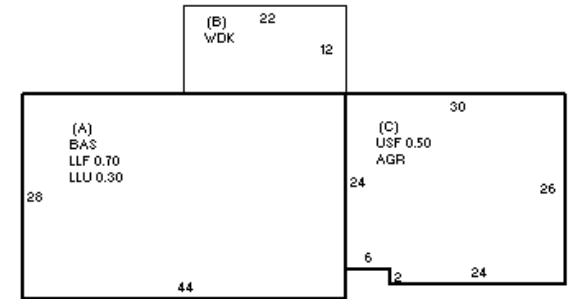
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|------|----|------------|-----------|
| 100 | S | 29,152 3 | 1.00 | 100 | 100 | 188,000 | 1.40 | 100 | 1.00 | 3 | 1.00 | 175,560 |

| TOTAL | 29,142 SF | ZONING | FRNT 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------|--------------|----------------|----------------|
| Ngh | RES 3 | N O T E | LOT 6 | LAND | 175,600 | 159,700 |
| Infl1 | FACTOR 100 | | | BUILDING | 330,400 | 288,100 |
| Infl2 | PHY 100 | | | DETACHED | 2,500 | 2,300 |
| | | | | OTHER | 0 | 0 |
| | | | | TOTAL | 508,500 | 450,100 |

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 | 8/24/2013 | LF |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] | REVIEW | 4/1/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,616 | DETAIL ADJ | 1.081 |
| \$NLA(RCN) | \$276 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 6 | \$4,410 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 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 | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | LLU | N | LOWER LEVEL UNF | 370 | | 59.80 | 22,126 |
| A | LLF | N | LOWER LEVEL FIN | 862 | | 115.79 | 99,814 |
| A | BAS | L | BASE AREA | 1,232 | 1973 | 161.76 | 199,286 |
| B | WDK | N | WOOD DECK | 264 | | 31.60 | 8,342 |
| C | AGR | N | ATT GARAGE | 768 | | 64.09 | 49,223 |
| C | USF | L | UPPER STORY FIN | 384 | 1973 | 146.99 | 56,446 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 446,466 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | U |
| ELECT | |
| EFF.YR/AGE | 1983 / 38 |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$330,400 |