

Key: 2240

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.937

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION           |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| KOHL CHRISTOPHER & SHEEHAN KOHL DOREEN<br>1262 WASHINGTON ST<br>E. BRIDGEWATER, MA 02333 |  |  |  | 57-2-0     |    |            |              | 1262 WASHINGTON ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                    |  |  |  |
| KOHL CHRISTOPHER & SHEEHAN PAUL J & ANN MARI   |  |  |  | 12/13/2004 | A  | 1          | 29652-286    |                    |  |  |  |
| SHEEHAN PAUL J & ANN MARI  |  |  |  | 07/16/2004 | A  | 1          | 28675-169    |                    |  |  |  |
| SHEEHAN PAUL J & ANN MARI  |  |  |  | 12/01/1967 | QS |            | 3411-635     |                    |  |  |  |

| 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    | %   |
| 1405   | 12/04/2012 | 6             | CYCL GROWTH |         | 11/06/2020 | SD  | 0      | 0   |
|        |            | 6             | CYCL GROWTH |         | 12/04/2012 | LFF | 0      | 0   |
|        |            | 6             | CYCL GROWTH |         | 04/29/2009 |     | 0      | 0   |
| 198    | 07/27/2005 | 4             | DEMO        |         | 04/20/2006 | SLB | 100    | 100 |
| 863    | 10/27/2004 | 1             | NEW CONST   | 120,000 | 04/06/2005 |     | 50     | 50  |

LAND

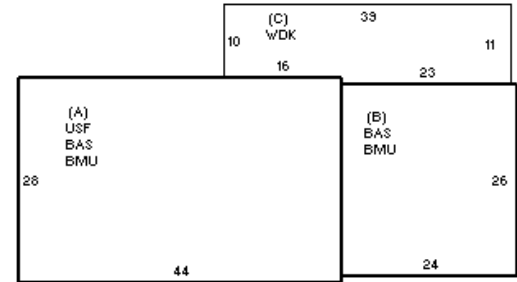
| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |         |
|-----|---|----------|-----|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|---------|
| 100 | S | 43,560   | 3   | 1.00 | 100  | 1.00     | 100 | 1.00 | 188,000 | 1.00 | 100        | 1.00      | 3   | 1.00 | 188,000 |
| 300 | A | 1,030    | 3   | 1.00 | 100  | 1.00     | 100 | 1.00 | 5,700   | 1.00 | 100        | 1.00      | ELP | 1.00 | 5,870   |

DETACHED

| TOTAL | 2.030 Acres |  | ZONING           | FRNT         | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|--------------|---------|----------|---------|----------|
| Ngh   | RES 3       |  | N<br>O<br>T<br>E | T 8975/ ESMT |         | LAND     | 193,900 | 176,400  |
| Inf1  | FACTOR 100  |  |                  | BUILDING     | 440,200 | 392,400  |         |          |
| Inf2  | PHY 100     |  |                  | DETACHED     | 2,500   | 2,300    |         |          |
|       |             |  |                  | OTHER        | 0       | 0        |         |          |
|       |             |  |                  | TOTAL        | 636,600 | 571,100  |         |          |

BUILDING

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|------|----------|----|-------|-----------|-------|------------|
| SHF | A    | 1.00 | 40 0.60  |    | 200   | 20.44     | 2,500 | 11/17/2020 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/4/2012 | LFF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/24/2005 | EST |
| STYLE    | 5  | 0.95 | COLONIAL [100%]   | REVIEW  | 4/1/2013  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BUILDING

| YEAR BLT   | 2005  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 524.078 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 3,088 | DETAIL ADJ | 0.978 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,856 |      | 33.73     | 62,600  |           |         |
| \$NLA(RCN) | \$170 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | + | BAS | L | BASE AREA       | 1,856 | 2005 | 143.45    | 266,242 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 1,232 | 2005 | 130.36    | 160,599 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | C | WDK | N | WOOD DECK       | 413   |      | 31.60     | 13,051  |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 |   | BMG | O | BSMT GARAGE     | 2     |      | 2,063.00  | 4,126   |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 6,819.00  | 6,819   |           |         |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

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

| EFF.YR/AGE | 2005 / 16 |         |
|------------|-----------|---------|
| COND       | 16        | 16 %    |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 16        | % GD 84 |
| RCNLD      | \$440,200 |         |