

Key: 2256

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.950

LEGAL LAND

| CURRENT OWNER   |  |  |  | PARCEL ID  |  |  |  | LOCATION           |    |            |              |  |
|---|--|--|--|--|--|--|--|--------------------|----|------------|--------------|--|
| CORTHELL ROBERT W III & MARY A<br>1257 WASHINGTON ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 57-21-0  |  |  |  | 1257 WASHINGTON ST |    |            |              |  |
|   |  |  |  | TRANSFER HISTORY                                 |  |  |  | DOS                | T  | SALE PRICE | BK-PG (Cert) |  |
|   |  |  |  | CORTHELL ROBERT W III & CANTONI ANTHONY M & JUNE |  |  |  | 01/10/1983         | QS |            | 5275-329     |  |
|   |  |  |  | POTWIN ROBERT J & JO-ANN                         |  |  |  | 09/18/1969         | QS |            | 3548-703     |  |
|   |  |  |  |  |  |  |  | 07/25/1960         | QS |            | 2790-127     |  |

| 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    | %     |
| 22-420   | 09/06/2022 | 3             | ALTERATIONS | 6,000  |            |    |        | 0 0   |
| BP-21-96 | 03/12/2021 | 3             | ALTERATIONS | 7,000  | 05/26/2021 |    |        | 0 100 |
| 2166     | 08/20/2014 | 3             | ALTERATIONS | 1,600  | 11/13/2014 |    |        | 0 0   |
|          |            | 6             | CYCL GROWTH |        | 10/02/2013 | LF |        | 0 0   |

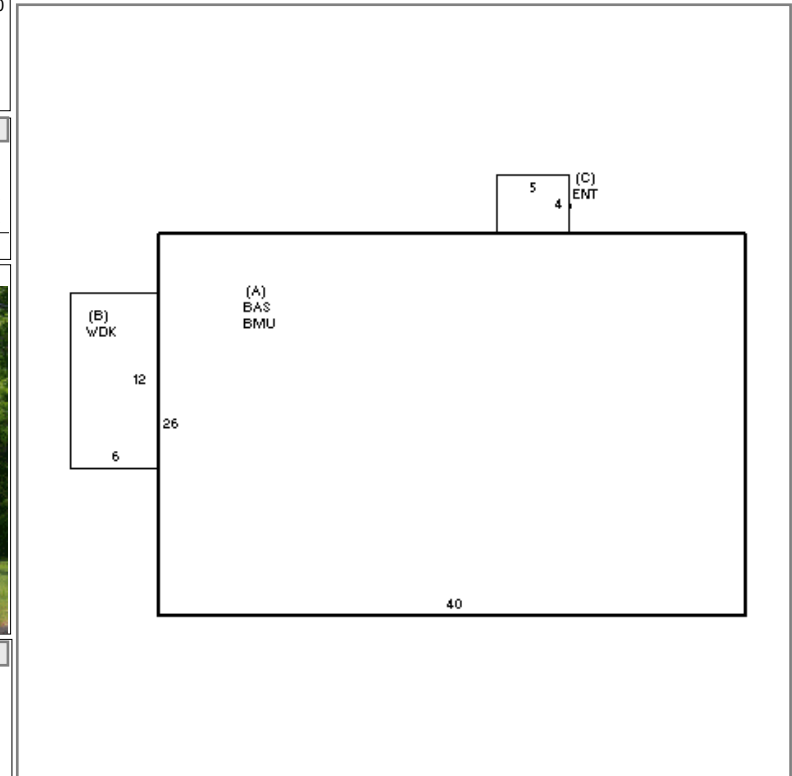
LEGAL LAND

| 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  | 188,000  | 1.00 | 100  | 1.00 | 3   | 1.00       | 188,000   |
| 300 | A | 1,020    | 3   | 1.00 | 100  | 5,700    | 1.00 | 100  | 1.00 | ELP | 1.00       | 5,810     |

| TOTAL | 2.020 Acres | ZONING                              | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|-------------------------------------|----------|---------|----------|---------|----------|
| Ngh   | RES 3       | N<br>O<br>T<br>E<br>C/W 22/ T 13265 | LAND     | 193,800 | 176,300  |         |          |
| Inf1  | FACTOR 100  |                                     | BUILDING | 196,400 | 180,700  |         |          |
| Inf2  | PHY 100     |                                     | DETACHED | 2,500   | 2,300    |         |          |
|       |             |                                     | OTHER    | 0       | 0        |         |          |
|       |             |                                     | TOTAL    | 392,700 | 359,300  |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|------|----------|----|-------|-----------|-------|------------|
| SHF | A    | 1.00 | 40 0.60  |    | 200   | 20.44     | 2,500 | 05/26/2021 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 11/13/2014 | LF |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |            |    |
| STYLE    | 1  | 1.00 | RANCH [100%]      | REVIEW  | 4/2/2013   | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

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

BUILDING

| YEAR BLT   | 1962  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 276.588 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,040 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,040 |      | 38.45     | 39,986  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$266 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | BAS | L | BASE AREA       | 1,040 | 1962 | 216.01    | 224,648 | EXTERIOR       | G       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | WDK | N | WOOD DECK       | 72    |      | 31.60     | 2,275   | INTERIOR       |         |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | C | ENT | N | ENCLOSED ENTRY  | 20    |      | 81.10     | 1,622   | KITCHEN        |         |            |            |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 |   | F11 | O | FPL 1S 10P      | 1     |      | 6,017.00  | 6,017   | BATHS          | U       |            |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | HEAT           |         |            |            |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |   |     |   |                 |       |      |           |         | ELECT          |         |            |            |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1974 / 47  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 29 29 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 29 % GD 71 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$196,400  |