

Key: 2320

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.002

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |   |          |     | PARCEL ID  |      |            |              | LOCATION       |     |      |            |           |
|---|---|----------|-----|------------|------|------------|--------------|----------------|-----|------|------------|-----------|
| FRITZ ERIC L & BRIDGET M<br>573 CENTRAL ST<br>E BRIDGEWATER, MA 02333 |   |          |     | 59-15-0    |      |            |              | 573 CENTRAL ST |     |      |            |           |
| TRANSFER HISTORY  |   |          |     | DOS        | T    | SALE PRICE | BK-PG (Cert) |                |     |      |            |           |
| FRITZ ERIC L & BRIDGET M  |   |          |     | 06/30/2015 | QS   | 334,900    | 45739-184    |                |     |      |            |           |
| BURKE MARY E & PROCTOR LI   |   |          |     | 12/10/2007 | A    | 1          | 35384-067    |                |     |      |            |           |
| BURKE MARY E.   |   |          |     | 03/03/1993 | A    | 1          | 11684-194    |                |     |      |            |           |
| CD  | T | AC/SF/UN | Ngh | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3           | Lpi | VC   | CREDIT AMT | ADJ VALUE |
| 100   | S | 26,161   | 3   | 1.00       | 100  | 1.00       | 100          | 1.00           | 3   | 1.00 |            | 172,990   |

| TOTAL | 26,161 SF  | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | RES 3      | NOTE   | LAND     | 173,000 | 157,300  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 280,000 | 264,500  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0        |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 453,000 | 421,800  |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



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

| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/6/2016 | PW  |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/3/2008 | EST |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 4/2/2013 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |          |     |

| 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-18-353 | 11/29/2018 | 6             | CYCL GROWTH  | 9,783  | 01/12/2021 | SD     | 0    | 0 |
|           |            | 3             | ALTERATIONS  |        | 07/06/2016 | PW     | 0    | 0 |
|           |            | 51            | FIELD REVIEW |        | 01/15/2016 | SD     | 0    | 0 |
|           |            | 51            | FIELD REVIEW |        | 06/21/2013 | LF     | 0    | 0 |

|  |                   |                 |   |
|--|-------------------|-----------------|---|
| (C) 10<br>5WDK<br>EPA                            | 4<br>5 (D)<br>OPA | 5<br>(E)<br>ENT | 5 |
| 30   |                   |                 |   |
| (A)<br>ATF 0.50<br>ATU 0.50<br>USF<br>BAS<br>BMU |                   |                 |   |
| 28   |                   |                 |   |
| (B)<br>OPA                                       |                   |                 |   |
| 8  |                   |                 |   |
| 23   |                   |                 |   |

| YEAR BLT   | 1909      | SIZE ADJ   | 1.000 | ELEMENT   | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 349,942 |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|------------|-----------|------------|-------|---|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|--|------|----|------|------|---|--|------|---|--|------|----|---------|-------|-----------|--|
| NET AREA   | 2,100     | DETAIL ADJ | 0.918 | FOUNDATION  | 5  | BRICK/STONE   | 1.00 | A | BMU | N | BSMT UNFINISHED | 840   |      | 40.98     | 34,424  | CONDITION ELEM | CD      |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| \$NLA(RCN) | \$167     | OVERALL    | 1.000 | EXT COVER   | 4  | VINYL         | 1.00 | A | BAS | L | BASE AREA       | 840   | 1909 | 149.84    | 125,866 | EXTERIOR       | G       |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | ROOF SHAPE  | 2  | HIP           | 1.00 | A | USF | L | UPPER STORY FIN | 840   | 1909 | 136.16    | 114,378 | INTERIOR       | G       |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | ROOF COVER  | 1  | ASPH SHINGLES | 1.00 | A | ATU | N | ATTIC UNF       | 420   |      | 30.30     | 12,726  | KITCHEN        | G       |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | FLOOR COVER   | 99 | N/A           | 1.00 | A | ATF | L | ATTIC FINISH    | 420   | 1909 | 96.94     | 40,715  | BATHS          | G       |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | INT FINISH  | 99 | N/A           | 1.00 | + | OPA | N | OPEN PORCH      | 252   |      | 42.70     | 10,760  | HEAT           | U       |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | HEATING/COOLING   | 2  | HOT WATER     | 1.02 | C | EPA | N | ENCLOSED PORCH  | 50    |      | 74.40     | 3,720   | ELECT          | U       |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | FUEL SOURCE   | 99 | N/A           | 1.00 | C | WDK | N | WOOD DECK       | 50    |      | 31.60     | 1,580   |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | ARPUD   | 0  |               | 1.00 | E | ENT | N | ENCLOSED ENTRY  | 25    |      | 81.12     | 2,028   |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | AFFORDABLE  | 0  |               | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2001 / 20</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>20</td> <td>20 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>20</td> <td>% GD 80</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$280,000</td> </tr> </tbody> </table> |    |               |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2001 / 20 |  | COND | 20 | 20 % | FUNC | 0 |  | ECON | 0 |  | DEPR | 20 | % GD 80 | RCNLD | \$280,000 |  |
| EFF.YR/AGE | 2001 / 20 |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| COND       | 20        | 20 %       |       |   |    |               |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| FUNC       | 0         |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| ECON       | 0         |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| DEPR       | 20        | % GD 80    |       |   |    |               |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| RCNLD      | \$280,000 |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |