

Key: 2359

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.039

LEGALS

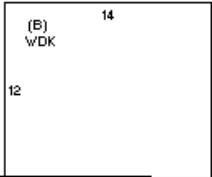
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| BRAT2053 FAMILY TRUST FALLON MICHAEL TR PO BOX 382 E BRIDGEWATER, MA 02333 | | | | 59-63-0 | | | | 778 CENTRAL ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BRAT2053 FAMILY TRUST | | | | 05/07/2020 | A | 100 | 52721-199 | | | | |
| AWALT ROBERT B & MARILYN | | | | 03/11/1983 | QS | | 5310-147 | | | | |
| AWALT ROBERT B & MARILYN | | | | 03/10/1983 | QS | 54,000 | 5310-147 | | | | |

| 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 | | 05/29/2013 | LF | 0 | 0 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|------|------|----------|------|------|-----|------|------------|-----------|---------|
| 100 | S | 21,200 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1.84 | 100 | 1.00 | 3 | 1.00 | 168,700 |

| TOTAL | 21,200 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh | RES 3 | N O T E | T 13316 | | LAND | 168,700 | 153,500 |
| Inf1 | FACTOR 100 | | LAND | 205,400 | 175,500 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 374,100 | 329,000 | | |



DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 03/07/2013 |
|----|------|------|----------|----|-------|-----------|-------|-------|------------|
| | | | | | | | | | |

| BUILDING | CD | ADJ | DESC | MEASURE | 5/29/2013 | LF |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] | REVIEW | 4/2/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1964 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 281,430 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,040 | DETAIL ADJ | 1.081 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA | 1,040 | 1964 | 179.27 | 186,442 | | |
| \$NLA(RCN) | \$271 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 168 | | 31.60 | 5,309 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | ENT | N | ENCLOSED ENTRY | 30 | | 81.10 | 2,433 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | LLU | N | LOWER LEVEL UNF | 758 | | 66.27 | 50,236 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | D | LLF | N | LOWER LEVEL FIN | 202 | | 128.33 | 25,923 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,063.00 | 2,063 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | | | | 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 | 1980 / 41 |
| | | | | | | | | | | | | | | | | COND | 27 27 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 27 % GD 73 |
| | | | | | | | | | | | | | | | | RCNLD | \$205,400 |