

Key: 2365

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.045

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---------------------------|--|--|--|---------------------------|--|--|--|----------------|----|------------|--------------|--|
| RUDOKAS EDWARD & VIRGINIA | | | | 59-72-0 | | | | 72 LORRAINE DR | | | | |
| 72 LORRAINE DR | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| E BRIDGEWATER, MA 02333 | | | | RUDOKAS EDWARD & VIRGINIA | | | | 02/13/1976 | QS | | 4137-322 | |
| | | | | RUDOKAS EDWARD & VIRGINIA | | | | 02/12/1976 | QS | | 4137-322 | |

| 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 | | 04/28/2020 | SD | 0 | 0 |
| | | 51 | FIELD REVIEW | | 09/26/2013 | LF | 0 | 0 |


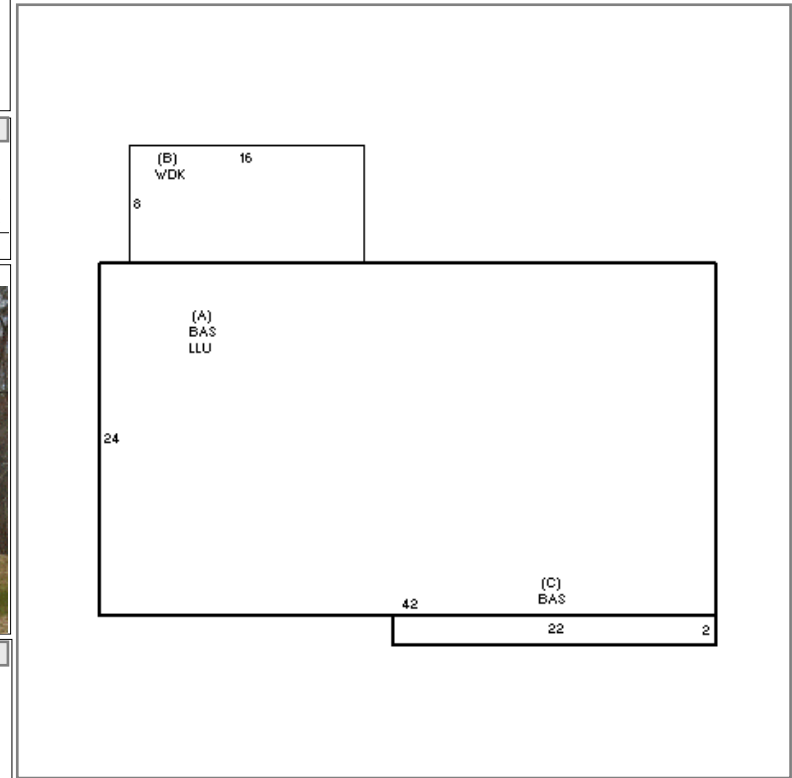
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 22,000 3 | 1.00 | 100 | 1.00 | 188,000 | 1.78 | 100 | 1.00 | 3 | 1.00 | 169,390 |

| TOTAL | 22,000 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|-------------------------|----------|---------|----------|---------|----------|
| Ngh | RES 3 | NOTE LOT 7 / T 11467 | | | LAND | 169,400 | 154,100 |
| Inf1 | FACTOR 100 | | BUILDING | 194,200 | 165,700 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 363,600 | 319,800 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 04/28/2020 |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2020 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/28/2020 | SD |
| 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%] | | | |

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

INDING

| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 266,052 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,052 | DETAIL ADJ | 1.081 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 1,008 | | 65.65 | 66,173 | | |
| \$NLA(RCN) | \$253 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 128 | | 31.60 | 4,045 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,052 | 1970 | 177.58 | 186,810 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | 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 | 1980 / 41 |
| | | | | | | | | | | | | | | | | COND | 27 27 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 27 % GD 73 |
| | | | | | | | | | | | | | | | | RCNLD | \$194,200 |