**Key: 2400**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,080

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BRENTON ROBERT W<br>163 SHERWOOD CIR<br>E BRIDGEWATER, MA 02333 | 59-107-0 | 163 SHERWOOD CIR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BRENTON ROBERT W | 03/15/2001 | QS | 189,000 | 19506-223 |
| CAGNINA CHARLES J | 12/20/1993 | H | | 12510-237 |
| CAGNINA CHARLES J & SUSAN | 04/29/1992 | QS | 117,000 | 10935-242 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

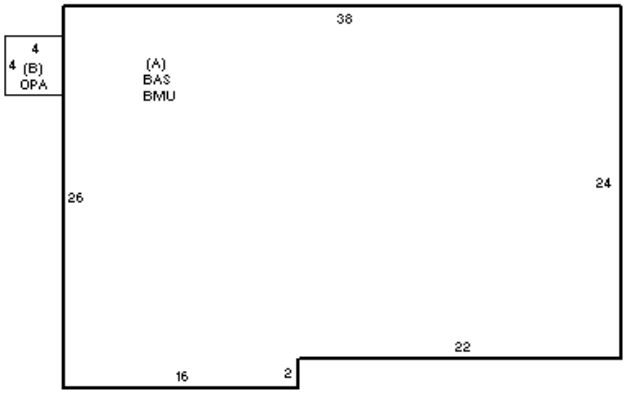
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 51 | FIELD REVIEW | | 11/21/2013 | LF | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 10,448 | 4 1.00 | 100 1.00 | 100 1.00 | 225,600 | 3.54 | 100 1.00 | 4 1.20 | | | 191,300 |

| TOTAL | 10,448 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 4 | NOTE | LOT 34 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 191,300 | 159,500 |
| BUILDING | 150,700 | 141,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **342,000** | **300,600** |




## DETACHED

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

PHOTO 11/21/2013

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 11/21/2013 | LF |
| LIST | | |
| REVIEW | 4/2/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1960 | SIZE ADJ | 1.000 |
| NET AREA | 944 | DETAIL ADJ | 1.020 |
| $NLA(RCN) | $280 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $2,081 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 944 | | 39.52 | 37,310 |
| A | BAS | L | BASE AREA | 944 | 1960 | 231.17 | 218,222 |
| B | OPA | N | OPEN PORCH | 16 | | 42.69 | 683 |
| | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 |

| TOTAL RCN | 264,313 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1963 / 58 |
| COND | 43 43 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 43 % GD 57 |
| RCNLD | $150,700 |