

Key: 2423

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.100

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID   |            |    |         | LOCATION       |   |            |              |  |
|---|--|--|--|---|------------|----|---------|----------------|---|------------|--------------|--|
| NICHOLSON DAVID J &<br>CHRISTINE A<br>502 CENTRAL ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 60-5-0  |            |    |         | 502 CENTRAL ST |   |            |              |  |
|   |  |  |  | TRANSFER HISTORY  |            |    |         | DOS            | T | SALE PRICE | BK-PG (Cert) |  |
|   |  |  |  | NICHOLSON DAVID J &<br>SULLIVAN CHRISTINE<br>NEHILEY THOMAS & REBECCA |            |    |         | 02/27/2013     | A | 1          | 42727-260    |  |
|   |  |  |  |   | 06/27/2008 | QS | 357,900 | 36122-188      |   |            |              |  |
|   |  |  |  |   | 04/27/2007 | O  | 250,000 | 34446-348      |   |            |              |  |

| 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-21-167 | 04/20/2021 | 3             | ALTERATIONS | 300,000 | 05/11/2021 | SLB | 18     | 0   |
| BP-20-623 | 12/14/2020 | 3             | ALTERATIONS | 15,000  | 02/23/2021 | SLB | 100    | 100 |
|           |            | 6             | CYCL GROWTH |         | 11/20/2020 | SD  | 0      | 0   |
| BP-20-331 | 07/09/2020 | 3             | ALTERATIONS | 20,000  |            |     | 0      | 0   |
| BP-19-60  | 03/07/2019 | 3             | ALTERATIONS | 18,691  | 04/14/2020 | SD  | 0      | 100 |


LAND

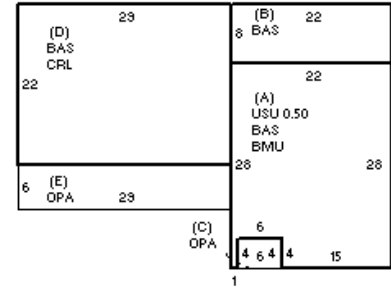
| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 43,560   | 3   | 1.00 | 100  | 188,000  | 1.00 | 100  | 1.00 | 3   | 1.00       | 188,000   |
| 300 | A | 1,000    | 3   | 1.00 | 100  | 5,700    | 1.00 | 100  | 1.00 | ELP | 1.00       | 5,700     |

DETACHED

| TOTAL | 2.000 Acres |           | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|-----------|--------|----------|---------|----------|---------|----------|
| Ngh   | RES 3       | N T 11468 |        | LAND     | 193,700 | 176,200  |         |          |
| Inf1  | FACTOR 100  | E         |        | BUILDING | 118,700 | 112,400  |         |          |
| Inf2  | PHY 100     |           |        | DETACHED | 0       | 0        |         |          |
|       |             |           |        | OTHER    | 0       | 0        |         |          |
|       |             |           |        | TOTAL    | 312,400 | 288,600  |         |          |

BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 05/26/2021 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 5/11/2021 | SLB |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 5/11/2021 | SLB |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 4/2/2013  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT   | 1820  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 276,138 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,406 | DETAIL ADJ | 0.900 | FOUNDATION      | 5  | BRICK/STONE   | 1.00 | A | BMU | N | BSMT UNFINISHED | 592   |      | 36.78     | 21,775  |           |         |
| \$NLA(RCN) | \$196 | OVERALL    | 1.000 | EXT COVER       |    |               | 1.00 | A | USU | N | UPPER STORY UNF | 296   |      | 63.26     | 18,725  |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | + | BAS | L | BASE AREA       | 768   | 1820 | 157.88    | 121,250 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | + | OPA | N | OPEN PORCH      | 198   |      | 42.70     | 8,455   |           |         |
|            |       |            |       | FLOOR COVER     |    |               | 1.00 | D | CRL | N | BSMT CRAWL      | 638   |      | 8.16      | 5,207   |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A           | 1.00 | D | BAS | L | BASE AREA       | 638   | 2021 | 157.88    | 100,726 |           |         |
|            |       |            |       | HEATING/COOLING |    |               | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | 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       | 30         |
| ECON       | 0          |
| DEPR       | 57 % GD 43 |
| RCNLD      | \$118,700  |