

Key: 2517

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.165

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |              | LOCATION        |  |  |  |
|---|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| GRANT PROPERTY MNGMNT LLC<br>S/O ROBERSON CECIL B<br>41 N BEDFORD ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 61-55-0    |   |            |              | 41 N BEDFORD ST |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| ROBERSON CECIL B  |  |  |  | 04/04/2022 | D | 600,000    | 56644-080    |                 |  |  |  |
| GRANT PROPERTY MNGMNT LLC   |  |  |  | 08/28/2014 | N | 90,000     | 44684-274    |                 |  |  |  |
| MACK JULIE M & SWAIN ELIS   |  |  |  | 05/20/2013 | A | 1          | 43085-313    |                 |  |  |  |

| CLASS     | CLASS%     | DESCRIPTION  |             |        | BN ID      | BN | CARD   |     |
|-----------|------------|--------------|-------------|--------|------------|----|--------|-----|
| 1050      | 100        | THREE FAMILY |             |        |            | 1  | 1 of 1 |     |
| PMT NO    | PMT DT     | TY           | DESC        | AMOUNT | INSP       | BY | 1st    | %   |
| BP-21-279 | 06/10/2021 | 6            | CYCL GROWTH |        | 08/16/2022 | SD | 0      | 0   |
|           |            | 6            | CYCL GROWTH |        | 09/03/2021 | SD | 0      | 0   |
|           |            | 3            | ALTERATIONS | 5,200  | 09/03/2021 | SD | 0      | 100 |
|           |            | 6            | CYCL GROWTH |        | 10/28/2014 | LF | 0      | 0   |

| CD  | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|-----|-------|-----|------|------------|-----------|
| 100 | S | 9,583    | 7   | 1.00  | 100   | 1.00     | 100 | 1.00  | 7   | 0.95 |            | 150,740   |

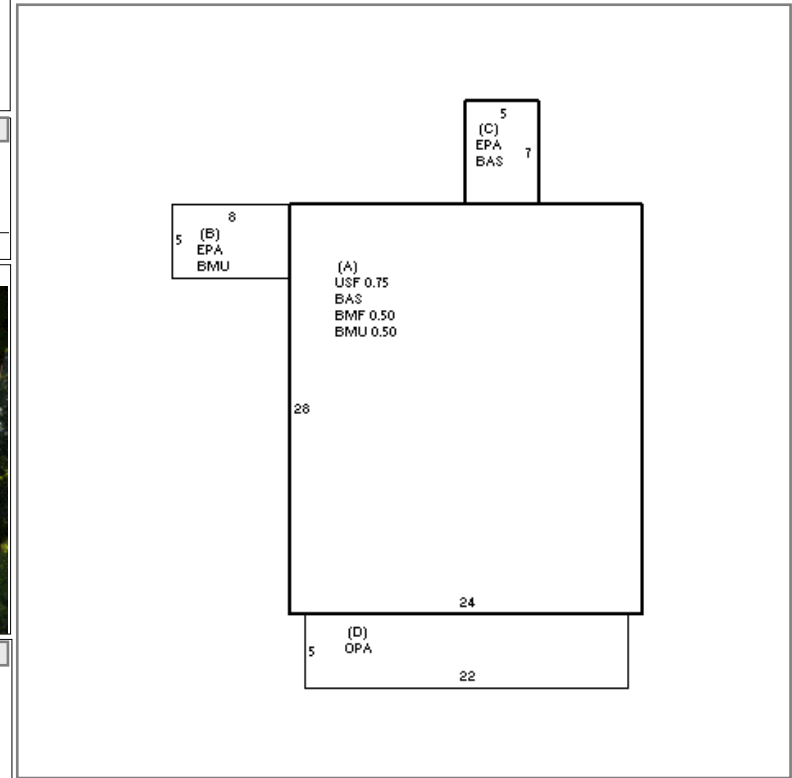
| TOTAL | 9,583 SF   |  | ZONING | FRNT         | 0              | ASSESSED       | CURRENT | PREVIOUS |
|-------|------------|--|--------|--------------|----------------|----------------|---------|----------|
| Ngh   | RES 7      |  | NOTE   |              |                | LAND           | 150,700 | 137,100  |
| Infl1 | FACTOR 100 |  |        | BUILDING     | 198,100        | 194,500        |         |          |
| Infl2 | PHY 100    |  |        | DETACHED     | 8,900          | 8,500          |         |          |
|       |            |  |        | OTHER        | 0              | 0              |         |          |
|       |            |  |        | <b>TOTAL</b> | <b>357,700</b> | <b>340,100</b> |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| DGF | A    | 1.00 | 40 0.60  |    | 216   | 68.75     | 8,900 |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 9/3/2021 | SD |
|----------|----|------|---------------------|---------|----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 9/3/2021 | SD |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 4/3/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |          |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |          |    |

| YEAR BLT   | 1890  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,211 | DETAIL ADJ | 1.055 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 376   |      | 43.34     | 16,296  |
| \$NLA(RCN) | \$248 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | BMF | N | BSMT FINISH-SEP | 336   |      | 60.95     | 20,480  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 504   | 1890 | 192.89    | 97,218  |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | EPA | N | ENCLOSED PORCH  | 75    |      | 74.40     | 5,580   |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | + | BAS | L | BASE AREA       | 707   | 1890 | 212.27    | 150,073 |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | D | OPA | N | OPEN PORCH      | 110   |      | 42.70     | 4,697   |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |



| CAPACITY     | UNITS | ADJ     | TOTAL RCN      | 300,083 |
|--------------|-------|---------|----------------|---------|
| STORIES      | 1.75  | 1.00    | CONDITION ELEM | CD      |
| ROOMS        | 6     | 1.00    | EXTERIOR       | G       |
| BEDROOMS     | 3     | 1.00    | INTERIOR       |         |
| BATHROOMS    | 2     | 1.00    | KITCHEN        |         |
| # 1/2 BATHS  | 1     | 1.00    | BATHS          |         |
| TOT FIXTURES | 8     | \$5,739 | HEAT           |         |
| # UNITS      | 3     | 1.15    | ELECT          |         |

| EFF. YR/AGE | 1969 / 52  |
|-------------|------------|
| COND        | 34 34 %    |
| FUNC        | 0          |
| ECON        | 0          |
| DEPR        | 34 % GD 66 |
| RCNLD       | \$198,100  |