

Key: 2608

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.226

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| QUAGLIERI GAIL M 90 HOBART ST E BRIDGEWATER, MA 02333 | | | | 61-129-0 | | | | 90 HOBART ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| QUAGLIERI GAIL M | | | | 10/11/1977 | QS | | 4343-460 | | | | |
| QUAGLIERI ROBERT D & GAIL | | | | 01/31/1973 | QS | | 3859-249 | | | | |

| 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-21-66 2053 | 02/22/2021 06/09/2014 | 3 3 6 | ALTERATIONS ALTERATIONS CYCL GROWTH | 8,500 13,918 | 05/05/2021 07/23/2013 | SLB | 100 | 100 |
| | | | | | | | 0 | 0 |
| | | | | | | | 0 | 0 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 10,590 3 | 1.00 | 100 | 1.00 | 188,000 | 3.49 | 100 | 1.00 | 3 | 1.00 | 159,540 |

| TOTAL | 10,590 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|-----------------------------|----------|---------|----------|---------|----------|
| Ngh | RES 3 | N O T E T 11961 | | | LAND | 159,500 | 145,100 |
| Inf1 | FACTOR 100 | | BUILDING | 158,300 | 148,200 | | |
| Inf2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 320,300 | 295,600 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 40 0.60 | | | 200 | 20.44 | 2,500 |



| | | |
|-------------------|----|----|
| (C) BAS | 42 | 10 |
| (A) BAS CRL | 42 | 20 |
| (B) wDK | 50 | 12 |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/5/2021 | SLB |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/5/2021 | SLB |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/3/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1958 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 277,762 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,260 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | CONT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 840 | | 9.09 | 7,639 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$220 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | B | WDK | N | WOOD DECK | 600 | | 31.60 | 18,960 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,260 | 1958 | 197.72 | 249,123 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | | | | | | | | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1963 / 58 |
| | | | | | | | | | | | | | | | | COND | 43 43 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 43 % GD 57 |
| | | | | | | | | | | | | | | | | RCNLD | \$158,300 |