**Key: 2745** **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 2,347

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **SAUNDERS-GRAY CASSANOVA**<br>**27 ASHLEY DR**<br>**E BRIDGEWATER, MA 02333** | **62-132-0** | **27 ASHLEY DR** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SAUNDERS-GRAY CASSANOVA | 10/08/2021 | O | 550,000 | 55813-190 |
| 27 ASHLEY DRIVE LLC | 09/29/2020 | N | 200,000 | 53526-167 |
| MCGOWAN ANN M | 05/21/2012 | A | 1 | 41540-194 |

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

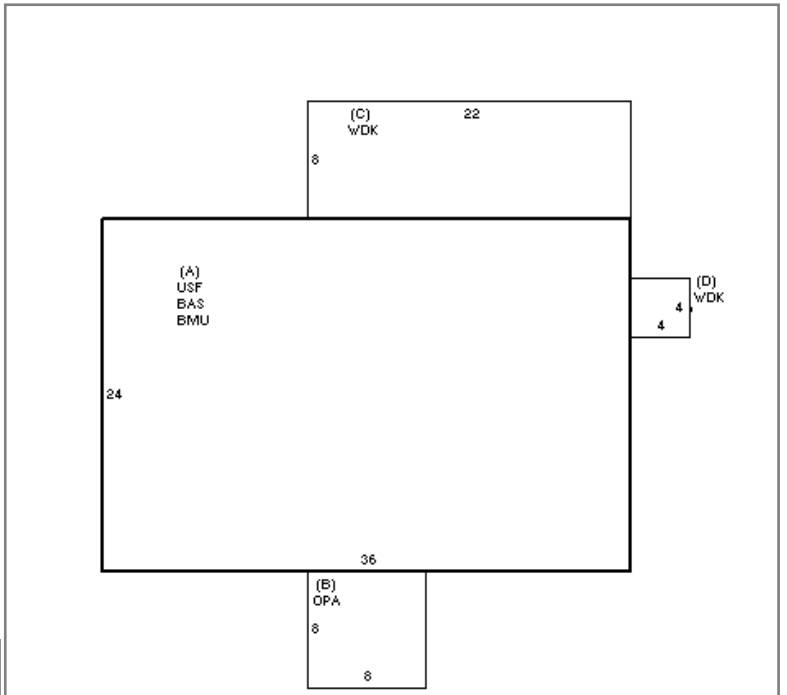
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 03/01/2022 | SD | 0 | 0 |
| BP-21-415 | 08/27/2021 | 7 | DETACHED BLD | 2,500 | 09/15/2021 | | 100 | 100 |
| BP-20-486 | 10/05/2020 | 2 | ADDITIONS | 132,000 | 03/10/2021 | SLB | 40 | 100 |
| | | 6 | CYCL GROWTH | | 08/06/2015 | SD | 100 | 100 |
| | | 6 | CYCL GROWTH | | 09/24/2013 | SLB | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 7,840 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 4.64 | 100 1.00 | 3 1.00 | | | 157,170 |

| TOTAL | 7,840 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | LOT 2/ T 9174 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 157,200 | 143,000 |
| BUILDING | 299,800 | 181,600 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **457,000** | **324,600** |




## DETACHED

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

PHOTO 04/08/2021

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 0.95 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/5/2021 | SLB |
| LIST | 3/10/2021 | SLB |
| REVIEW | 4/4/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1955 | SIZE ADJ | 1.000 |
| NET AREA | 1,728 | DETAIL ADJ | 0.978 |
| $NLA(RCN) | $193 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 12 | $7,980 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 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 | 9 | WARM/COOL AIR | 1.03 |
| 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 | 864 | | 40.60 | 35,078 |
| A | BAS | L | BASE AREA | 864 | 1955 | 170.54 | 147,345 |
| A | USF | L | UPPER STORY FIN | 864 | 1955 | 154.97 | 133,896 |
| B | OPA | N | OPEN PORCH | 64 | | 42.70 | 2,733 |
| + | WDK | N | WOOD DECK | 192 | | 31.60 | 6,067 |

| TOTAL RCN | 333,099 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2011 / 10 | |
|---|---|---|
| COND | 10 | 10 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 10 | % GD 90 |
| RCNLD | | $299,800 |