**Key: 2767** **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 2,366

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **PELTON ARTHUR B JR**<br>**275 W UNION ST**<br>**E BRIDGEWATER, MA 02333** | **62-156-0** | **275 W UNION ST** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| PELTON ARTHUR B JR | 02/10/2010 | A | 1 | 38227-60 |
| PELTON BARBARA A & ARTHUR | 08/27/2008 | A | 1 | 36304-350 |
| PELTON ARTHUR B & BARBARA | 06/01/1973 | QS | | 3895-751 |

| 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 | | 04/01/2014 | LF | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 7,437 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,000 | 4.89 | 100 | 1.00 | 3 | 1.00 | | | 156,820 |

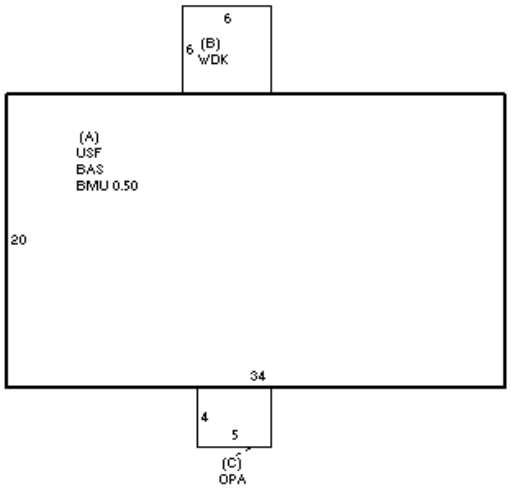
| TOTAL | 7,437 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | T 10768 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 156,800 | 142,600 |
| BUILDING | 189,000 | 165,400 |
| DETACHED | 2,500 | 2,300 |
| OTHER | 0 | 0 |
| TOTAL | **348,300** | **310,300** |

## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| SHF | A | 1.00 | 40 | 0.60 | | 1993 | 200 | 20.44 | 2,500 |

PHOTO 07/01/2015




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 | 4/1/2014 | LF |
| LIST | | |
| REVIEW | 4/4/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1940 | SIZE ADJ | 1.000 |
| NET AREA | 1,360 | DETAIL ADJ | 0.969 |
| $NLA(RCN) | $193 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $1,977 |
| # 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 | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 340 | | 52.05 | 17,697 |
| A | BAS | L | BASE AREA | 680 | 1940 | 185.51 | 126,147 |
| A | USF | L | UPPER STORY FIN | 680 | 1940 | 168.58 | 114,633 |
| B | WDK | N | WOOD DECK | 36 | | 31.61 | 1,138 |
| C | OPA | N | OPEN PORCH | 20 | | 42.70 | 854 |

| TOTAL RCN | 262,446 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1976 / 45 | | |
|---|---|---|---|
| COND | 28 | 28 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 28 | % GD | 72 |
| RCNLD | | | $189,000 |