

Key: 2785

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.383

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|-------|------------|--------------|----------------|------|----|------------|-----------|
| HEGER GREGG C & DIANNE M S/O BECKER ROGER JAY 324 W UNION ST E BRIDGEWATER, MA 02333 | | | | 63-3-0 | | | | 324 W UNION ST | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| BECKER ROGER JAY | | | | 10/27/2022 | QS | 500,000 | 57364-105 | | | | | |
| HEGER GREGG C & DIANNE M | | | | 09/22/2006 | N | 300,000 | 33400-096 | | | | | |
| CROWELL KENNETH S & DEBRA | | | | 01/19/2001 | QS | 185,000 | 19275-081 | | | | | |
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 21,270 3 | 1.00 | 100 | 1.00 | 188,000 | 1.84 | 100 | 1.00 | 3 | 1.00 | 168,760 |

LAND

| TOTAL | 21,270 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|------|-------|----------|---------|----------|
| Ngh | RES 3 | NOTE | | | LAND | 168,800 | 153,500 |
| Infl1 | FACTOR 100 | | | | BUILDING | 129,400 | 127,200 |
| Infl2 | PHY 100 | | | | DETACHED | 12,800 | 12,300 |
| | | | | | OTHER | 0 | 0 |
| | | | | TOTAL | 311,000 | 293,000 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| DGF | A | 1.00 | 30 0.70 | | 180 | 74.18 | 9,300 |
| SHF | A | 1.00 | 10 0.90 | 12 X 16 | 2020 | 20.44 | 3,500 |

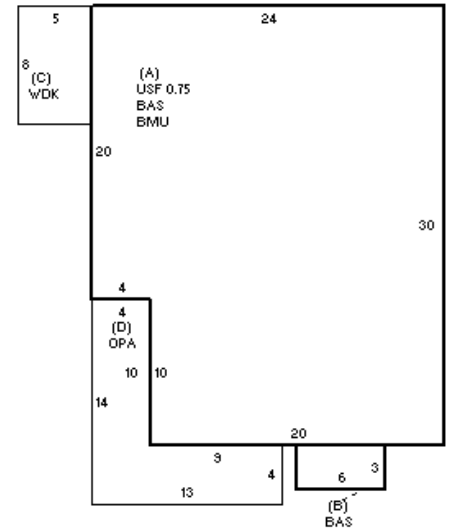


BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/28/2014 | PW |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] | REVIEW | 4/4/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| 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-21-449 | 09/21/2021 | 3 | ALTERATIONS | 30,000 | 11/08/2022 | SD | 0 | 100 |
| BP-19-131 | 03/27/2019 | 6 | CYCL GROWTH | 4,500 | 05/08/2019 | SLB | 100 | 100 |
| | | 7 | DETACHED BLD | | 05/11/2021 | SLB | 100 | 100 |
| | | 6 | CYCL GROWTH | | 07/28/2014 | PW | 0 | 0 |
| | | 51 | FIELD REVIEW | | 10/01/2013 | LF | 0 | 0 |



| YEAR BLT | 1910 | SIZE ADJ | 1.000 |
|--------------|-------|------------|---------|
| NET AREA | 1,208 | DETAIL ADJ | 0.918 |
| \$NLA(RCN) | \$214 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| # 1/2 BATHS | | 0 | 1.00 |
| TOT FIXTURES | | 3 | \$1,873 |
| # UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|---------------|------|
| FOUNDATION | 5 | BRICK/STONE | 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 | 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 | 680 | | 44.10 | 29,991 |
| A | USF | L | UPPER STORY FIN | 510 | 1910 | 168.14 | 85,749 |
| + | BAS | L | BASE AREA | 698 | 1910 | 185.02 | 129,146 |
| C | WDK | N | WOOD DECK | 40 | | 31.60 | 1,264 |
| D | OPA | N | OPEN PORCH | 92 | | 42.70 | 3,928 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 258,770 | |
|----------------|-----------|----|
| CONDITION ELEM | CD | |
| EXTERIOR | | |
| INTERIOR | | |
| KITCHEN | | |
| BATHS | | |
| HEAT | | |
| ELECT | | |
| EFF.YR/AGE | 1958 / 63 | |
| COND | 50 50 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 50 % GD | 50 |
| RCNLD | \$129,400 | |