

Key: 2842

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.435

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |             |              | LOCATION       |  |  |  |
|--|--|--|--|------------|---|-------------|--------------|----------------|--|--|--|
| 29 PLEASANT ST REALTY TRUST<br>MURPHY RICHARD A<br>42 MYRTLE ST<br>BRAintree, MA 02184 |  |  |  | 63-66-0    |   |             |              | 29 PLEASANT ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE  | BK-PG (Cert) |                |  |  |  |
| 29 PLEASANT ST REALTY TRU  |  |  |  | 06/11/2018 | A | 1 49900-020 |              |                |  |  |  |
| MURPHY RICHARD A   |  |  |  | 07/12/1996 | H | 1 14507-093 |              |                |  |  |  |
| MURPHY RICHARD A   |  |  |  | 07/11/1996 | H | 1 14507-093 |              |                |  |  |  |

| 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-20-319 | 07/09/2020 | 3             | ALTERATIONS | 3,242  |            |    |        | 0 |
|           |            | 6             | CYCL GROWTH |        | 07/15/2013 |    |        | 0 |

LAND

| CD  | T | AC/SF/UN | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 30,084 3 | 1.00 | 100  | 1.00 | 188,000  | 1.36 | 100  | 1.00 | 3  | 1.00       | 176,370   |

| TOTAL        | 30,084 SF  | ZONING |              | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh          | RES 3      | NOTE   | LAND         | 176,400        | 160,400        |          |         |          |
| Inf1         | FACTOR 100 |        | BUILDING     | 156,600        | 146,600        |          |         |          |
| Inf2         | PHY 100    |        | DETACHED     | 2,500          | 2,300          |          |         |          |
|              |            |        | OTHER        | 0              | 0              |          |         |          |
| <b>TOTAL</b> |            |        | <b>TOTAL</b> | <b>335,500</b> | <b>309,300</b> |          |         |          |

DETACHED

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



| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/15/2013 | LF |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |
| STYLE    | 1  | 1.00 | RANCH [100%]      | REVIEW  | 4/4/2013  | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BUILDING

| YEAR BLT     | 1955  | SIZE ADJ   | 1.000 |
|--------------|-------|------------|-------|
| NET AREA     | 912   | DETAIL ADJ | 1.000 |
| \$NLA(RCN)   | \$301 | OVERALL    | 1.000 |
| CAPACITY     |       | UNITS      | ADJ   |
| STORIES      | 1     | 1.00       |       |
| ROOMS        | 4     | 1.00       |       |
| BEDROOMS     | 2     | 1.00       |       |
| BATHROOMS    | 1     | 1.00       |       |
| # 1/2 BATHS  | 0     | 1.00       |       |
| TOT FIXTURES | 3     | \$2,040    |       |
| # 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 | 1  | FORCED AIR     | 1.00 |
| 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 | 228   |      | 39.94     | 9,106   |
| A | BMF | N | BSMT FINISH-SEP | 684   |      | 56.17     | 38,419  |
| A | BAS | L | BASE AREA       | 912   | 1955 | 230.64    | 210,344 |
| B | WDK | N | WOOD DECK       | 280   |      | 31.60     | 8,848   |
| C | OPA | N | OPEN PORCH      | 140   |      | 42.70     | 5,978   |

| TOTAL RCN      | 274,735    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 1963 / 58  |
| COND           | 43 43 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 43 % GD 57 |
| RCNLD          | \$156,600  |

