

Key: 2870

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.458

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|--------------------------|---------|----------------------------|--------------|---------------|------|----|------------|-----------|
| MATTA GARY J 147 THAYER AVE E BRIDGEWATER, MA 02333 | | | | 64-10-0 | | | | 147 THAYER AV | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| MATTA GARY J MATTA GARY J & JOANNE | | | | 06/14/2018 07/17/1974 | A QS | 1 49918-055 4004-367 | | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 7,904 3 | 1.00 | 100 | 1.00 | 188,000 | 4.61 | 100 | 1.00 | 3 | 1.00 | 157,220 |

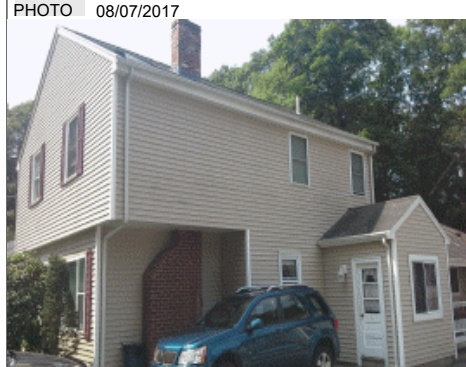
| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|---------|------------|--------|--------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 22-287 | 06/22/2022 | 2 | ADDITIONS | 59,000 | 08/03/2017 | SD | 0 0 |
| | | 6 | CYCL GROWTH | | 11/17/2009 | | 0 0 |
| | | 6 | CYCL GROWTH | | 05/07/2003 | | 0 0 |
| 852 | 11/08/2002 | 2 | ADDITIONS | 135,000 | | KB | 10 100 |

LAND

| TOTAL | 7,904 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------------------------------|----------|---------|--------------|----------------|----------------|
| Ngh | RES 3 | N T 11071 O T E | | | LAND | 157,200 | 143,000 |
| Inf1 | FACTOR 100 | | LAND | 330,500 | 316,900 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 487,700 | 459,900 |

DETACHED

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



BLDG COMMENTS
IN-LAW APT

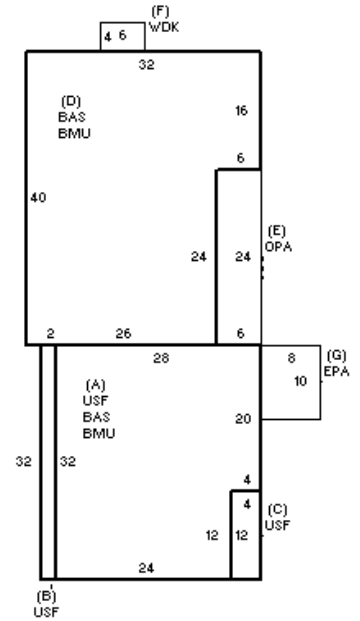
BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/3/2017 | SD |
|----------|----|------|---------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/7/2003 | KB |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] | REVIEW | 4/5/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1960 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA | 2,944 | DETAIL ADJ | 0.918 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| \$NLA(RCN) | \$165 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 2 | UNITS | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| ROOMS | 12 | ADJ | 1.00 | FLOOR COVER | 99 | N/A | 1.00 |
| BEDROOMS | 7 | | 1.00 | INT FINISH | 99 | N/A | 1.00 |
| BATHROOMS | 3 | | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 |
| # 1/2 BATHS | 0 | | 1.00 | FUEL SOURCE | 1 | OIL | 1.00 |
| TOT FIXTURES | 9 | \$5,618 | | ARPUD | 0 | | 1.00 |
| # UNITS | 1 | 1.00 | | AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 486,019 |
|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,984 | | 33.35 | 66,160 | CONDITION ELEM CD | |
| A | BAS | L | BASE AREA | 848 | 1960 | 136.25 | 115,538 | EXTERIOR | |
| + | USF | L | UPPER STORY FIN | 960 | 1960 | 123.81 | 118,860 | INTERIOR | |
| D | BAS | L | BASE AREA | 1,136 | 2003 | 136.25 | 154,778 | KITCHEN | |
| E | OPA | N | OPEN PORCH | 144 | | 42.70 | 6,149 | BATHS | |
| F | WDK | N | WOOD DECK | 24 | | 31.58 | 758 | HEAT | |
| G | EPA | N | ENCLOSED PORCH | 80 | | 74.40 | 5,952 | ELECT | |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | KIT | O | XTRA KITCHEN | 1 | | 5,387.00 | 5,387 | | |



| EFF.YR/AGE | 1970 / 51 |
|------------|------------|
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$330,500 |