

Key: 2880

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.466

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| DIMARTINO HUGO E & NACAR S/O CARVALHO ANTONIO P & DOSSA 172 THAYER AVE E BRIDGEWATER, MA 02333 | | | | 64-20-0 | | | | 172 THAYER AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CARVALHO ANTONIO P & DOSS | | | | 02/09/2022 | QS | 590,000 | 56425-065 | | | | |
| APREA SHAYNE M & ANTHONY | | | | 02/09/2022 | A | 100 | 56423-030 | | | | |
| DIMARTINO HUGO E & NACAR | | | | 12/01/2017 | A | 100 | 49253-063 | | | | |

| 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 | % | |
| 24 | 03/30/2017 | 6 | CYCL GROWTH | 7,500 | 05/02/2022 | SD | 0 | 0 | |
| | | 3 | ALTERATIONS | | | | PW | 0 | 0 |
| | | 6 | CYCL GROWTH | | | 03/11/2013 | | 0 | 0 |

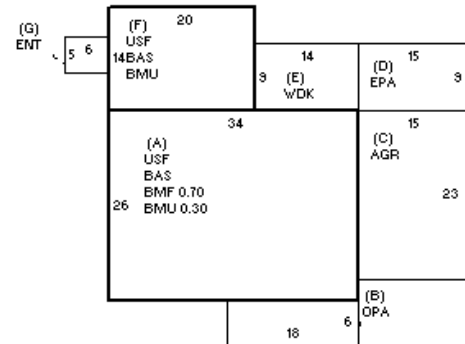
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 17,424 3 | 1.00 | 100 | 1.00 | 188,000 | 2.20 | 100 | 1.00 | 3 | 1.00 | 165,440 |

| TOTAL | 17,424 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|------------------|----------|---------|----------|----------------|----------------|
| Ngh | RES 3 | N O T E | LOT 2 | | LAND | 165,400 | 150,500 |
| Inf1 | FACTOR 100 | | BUILDING | 230,400 | 207,300 | | |
| Inf2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | | 398,300 | 360,100 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|--------------|----------|----|-------|-----------|-------|------------|
| SHF | A | 1.00 40 0.60 | | | 200 | 20.44 | 2,500 | 03/11/2013 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/11/2013 | PW |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 4/5/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

LOADING

| YEAR BLT | 1957 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 460,878 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,328 | DETAIL ADJ | 0.988 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 545 | | 37.30 | 20,330 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$198 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 619 | | 52.46 | 32,473 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,164 | 1957 | 156.28 | 181,905 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,164 | 1957 | 142.01 | 165,301 | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | B | OPA | N | OPEN PORCH | 108 | | 42.70 | 4,612 | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | C | AGR | N | ATT GARAGE | 345 | | 78.06 | 26,932 | HEAT | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | D | EPA | N | ENCLOSED PORCH | 135 | | 74.40 | 10,044 | ELECT | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | E | WDK | N | WOOD DECK | 126 | | 31.60 | 3,982 | | |
| | | | | ARPUD | 0 | | 1.00 | G | WNT | N | ENCLOSED ENTRY | 30 | | 81.10 | 2,433 | | |
| | | | | AFFORDABLE | 0 | | 1.00 | F21 | O | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1958 / 63 |
| | | | | | | | | | | | | | | | | COND | 50 50 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 50 % GD 50 |
| | | | | | | | | | | | | | | | | RCNLD | \$230,400 |