

Key: 2890

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.475

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|-------------|--|--------------|--|--|--|
| RINGUETTE ROBERT L & SALLY A 64 THAYER AVE E BRIDGEWATER, MA 02333 | | | | 64-35-0 | | | | 64 THAYER AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| RINGUETTE ROBERT L & SALL | | | | 06/07/2017 | A | 1 48513-191 | | | | | |
| RINGUETTE ROBERT L & SALL | | | | 09/04/1981 | QS | 5049-464 | | | | | |
| RINGUETTE ROBERT L & SALL | | | | 09/03/1981 | QS | 1 5049-464 | | | | | |


| 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-22-03 | 01/03/2022 | 3 | ALTERATIONS | 25,000 | | | 0 0 |
| | | 6 | CYCL GROWTH | | 06/28/2013 | LF | 0 0 |
| 367 | 04/15/2010 | 3 | ALTERATIONS | 3,000 | | | 0 0 |
| 732 | 10/11/2006 | 3 | ALTERATIONS | 4,000 | | | 100 100 |

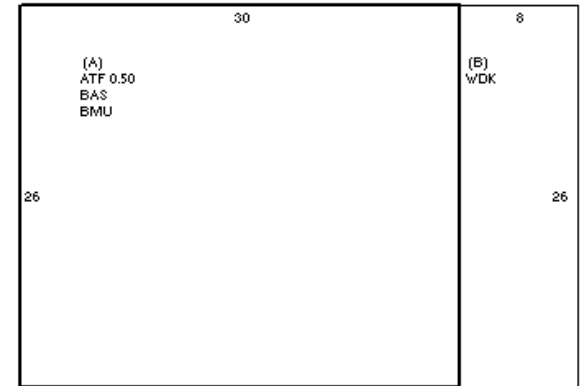
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | |
|-----|---|----------|------|------|------|----------|------|---------|------|-----|------------|-----------|------|--|---------|
| 100 | S | 12,750 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,000 | 2.93 | 100 | 1.00 | 3 | 1.00 | | 161,410 |

| TOTAL | 12,750 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--|----------|---------|--------------|----------------|----------------|
| Ngh | RES 3 | N O T E C/W PT 34/ T 12957 | | | LAND | 161,400 | 146,800 |
| Inf1 | FACTOR 100 | | BUILDING | 159,300 | 141,400 | | |
| Inf2 | PHY 100 | | DETACHED | 14,500 | 13,800 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 335,200 | 302,000 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 09/12/2013 |
|-----|------|--------------|----------|----|-------|-----------|--------|--|------------|
| DGF | A | 1.00 40 0.60 | | | 440 | 54.91 | 14,500 |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/28/2013 | LF |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 4/5/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

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

G

| YEAR BLT | 1947 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 265,511 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,170 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 780 | | 41.99 | 32,750 | | |
| \$NLA(RCN) | \$227 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 780 | 1947 | 210.47 | 164,164 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATF | L | ATTIC FINISH | 390 | 1947 | 136.16 | 53,104 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 208 | | 31.60 | 6,573 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------------|------------|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE 1965 / 56 | |
| COND | 40 40 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 40 % GD 60 |
| RCNLD | \$159,300 |