

Key: 2927

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.508

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| FEINN SONYA REBECCA & LUNNIN<br>ANDREW BOYD<br>459 CEDAR ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 65-14-0    |    |            |              | 459 CEDAR ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| FEINN SONYA REBECCA & LUN<br>LEONARD PATRICK R & AMAND<br>SAWYER CURTIS C & MABEL K    |  |  |  | 04/24/2020 | QS | 479,000    | 52652-324    |              |  |  |  |
|  |  |  |  | 07/11/2018 | QS | 435,000    | 50028-131    |              |  |  |  |
|  |  |  |  | 01/17/2014 | A  | 1          | 44013-319    |              |  |  |  |

| 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-20-506 | 10/14/2020 | 6             | CYCL GROWTH  | 2,261  | 01/08/2021 | SD | 0      | 0 |
|           |            | 3             | ALTERATIONS  |        | 08/12/2019 | PW | 0      | 0 |
|           |            | 51            | FIELD REVIEW |        | 01/08/2019 | SD | 0      | 0 |
|           |            | 61            | SITE VISIT   |        | 09/10/2018 | SD | 0      | 0 |

LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 43,560   | 3   | 1.00 | 100  | 1.00     | 100 | 1.00 | 3   | 1.00 | 188,000    | 188,000   |
| 300 | A | 0.270    | 3   | 1.00 | 100  | 1.00     | 100 | 1.00 | ELP | 1.00 |            | 1,540     |

| TOTAL | 1.270 Acres |  | ZONING          | FRNT     | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|--|-----------------|----------|---------|--------------|----------------|----------------|
| Ngh   | RES 3       |  | N<br>T<br>11331 |          |         | LAND         | 189,500        | 172,400        |
| Inf1  | FACTOR 100  |  |                 | LAND     | 356,500 | 307,500      |                |                |
| Inf2  | PHY 100     |  |                 | DETACHED | 29,200  | 27,700       |                |                |
|       |             |  |                 | OTHER    | 0       | 0            |                |                |
|       |             |  |                 |          |         | <b>TOTAL</b> | <b>575,200</b> | <b>507,600</b> |

DETACHED

| TY  | QUAL | COND | DIM/NOTE             | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------------------|------|-------|-----------|--------|
| IPG | A    | 1.00 | 10 0.90              | 2001 | 648   | 27.78     | 16,200 |
| CAB | V    | 1.50 | 10 0.90 15X19 FINISH |      | 285   | 50.52     | 13,000 |

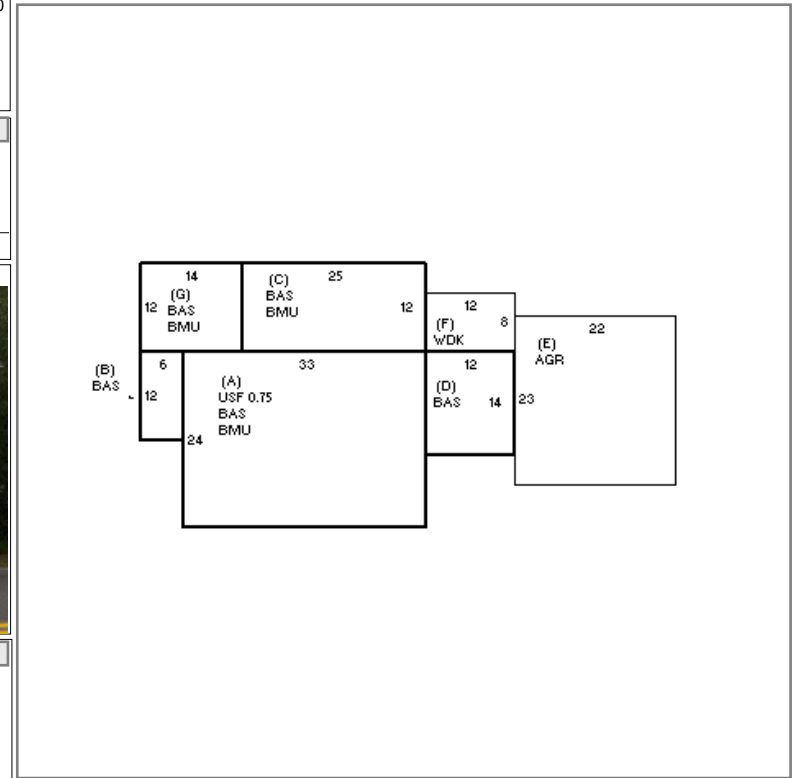
PHOTO 09/10/2018



| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/10/2018 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/10/2018 | SD |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 4/5/2013  | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BUILDING

| YEAR BLT   | 1950  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 445,672 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 2,094 | DETAIL ADJ | 1.030 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | +   | BMU | N | BSMT UNFINISHED | 1,260 |      | 36.57     | 46,083  |           |         |
| \$NLA(RCN) | \$213 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A   | USF | L | UPPER STORY FIN | 594   | 1950 | 152.94    | 90,846  |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BAS | L | BASE AREA       | 1,332 | 1950 | 168.30    | 224,178 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | E   | AGR | N | ATT GARAGE      | 506   |      | 69.99     | 35,415  |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | F   | WDK | N | WOOD DECK       | 96    |      | 31.60     | 3,034   |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | G   | BAS | L | BASE AREA       | 168   | 2006 | 168.30    | 28,275  |           |         |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | F21 | O   | O | FPL 2S 1OP      | 2     |      | 6,819.50  | 13,639  |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |     |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |           |         |



| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       | G  |
| INTERIOR       |    |
| KITCHEN        | G  |
| BATHS          | G  |
| HEAT           | U  |
| ELECT          | U  |

| EFF.YR/AGE | 2001 / 20 |         |
|------------|-----------|---------|
| COND       | 20        | 20 %    |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 20        | % GD 80 |

| RCNLD | \$356,500 |
|-------|-----------|
|-------|-----------|