

Key: 298

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 257

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| RWR REALTY , LLC 2010 PLYMOUTH ST E BRIDGEWATER, MA 02333 | | | | 5-168-0 | | | | 51 MURRAY RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| RWR REALTY , LLC | | | | 05/12/2015 | A | 100 | 45532-238 | | | | |
| REED RICHARD W & CAROL A | | | | 07/20/1967 | QS | | 3380-161 | | | | |

| 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 | % |
| | | 6 | CYCL GROWTH | | 10/30/2014 | LF | 0 | 0 |
| | | 6 | CYCL GROWTH | | 09/28/2007 | | 0 | 0 |

LAND

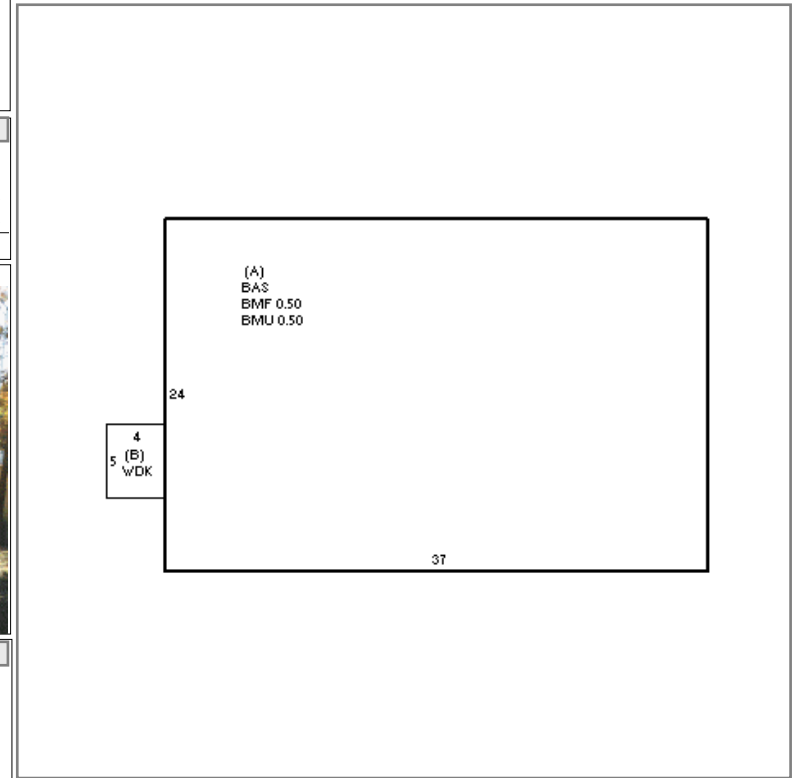
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 20,000 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 2 | 0.95 | | 159,280 |

| TOTAL | 20,000 SF | ZONING | | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|-----------------------------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | RES 2 | NOTE C/W 169-175/ T 8859 | LAND | 159,300 | 144,900 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 185,000 | 170,300 | | | |
| Inf2 | PHY 100 | | DETACHED | 10,100 | 9,500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 354,400 | 324,700 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| LBN | A | 1.00 | 40 0.60 | 1993 | 320 | 39.65 | 7,600 |
| SHF | A | 1.00 | 40 0.60 | | 200 | 20.44 | 2,500 |

PHOTO 10/30/2014



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/30/2014 | LF |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/15/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

LOADING

| YEAR BLT | 1964 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 888 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$285 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 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 | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 444 | | 40.25 | 17,872 |
| A | BMF | N | BSMT FINISH-SEP | 444 | | 56.61 | 25,134 |
| A | BAS | L | BASE AREA | 888 | 1964 | 233.95 | 207,748 |
| B | WDK | N | WOOD DECK | 20 | | 31.60 | 632 |

| TOTAL RCN | 253,426 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1980 / 41 |
| COND | 27 27 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 27 % GD 73 |
| RCNLD | \$185,000 |