

Key: 3023

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.590

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--|--|--|--|-----------------|---|------------|--------------|
| JOLENE R SHEEHAN TRUST & SHEEHAN RYAN 1238 CENTRAL ST E BRIDGEWATER, MA 02333 | | | | 67-48-0 | | | | 1248 CENTRAL ST | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | JOLENE R SHEEHAN TRUST & SHEEHAN JOLENE & RYAN | | | | 09/11/2020 | A | 10 | 53418-201 |
| | | | | SHEEHAN JOLENE R | | | | 10/01/2019 | A | 100 | 51732-238 |
| | | | | | | | | 11/28/2012 | A | 1 | 42301-343 |

| 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 | % |
| 19-175 | 05/08/2019 | 5 | SPLIT/SUB | | 01/23/2020 | SLB | 100 | 100 |
| BP-19-215 | 05/06/2019 | 1 | NEW CONST | 150,000 | 03/18/2020 | SLB | 100 | 0 |

LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|------|-------|-----|------|------------|-----------|
| 100 | S | 43,560 | 3 | 1.00 | 100 | 188,000 | 1.00 | 100 | 3 | 1.00 | | 188,000 |
| 300 | A | 8,161 | 3 | 1.00 | 100 | 5,700 | 0.73 | 100 | ELP | 1.00 | | 33,910 |

DETACHED

| TOTAL | 9.161 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|--|----------|---------|----------|---------|----------|
| Ngh | RES 3 | | N O T E LOT 11/ wet. PLAN 19-175 NOW INCLUDES 77/660 FY2021 | LAND | | 221,900 | 201,900 | |
| Infl1 | FACTOR 100 | | | BUILDING | | 362,900 | 325,700 | |
| Infl2 | PHY 100 | | | DETACHED | | 0 | 0 | |
| | | | | OTHER | | 0 | 0 | |
| | | | TOTAL | | 584,800 | 527,600 | | |

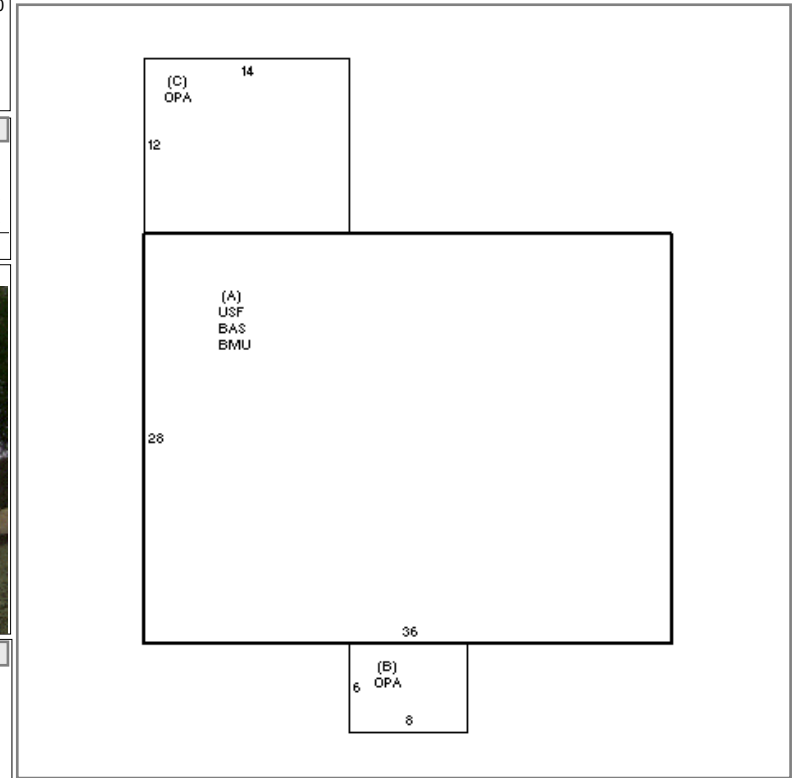
BUILDING

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

PHOTO 04/07/2020



| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|------|-------------------|---------|
| MODEL | 1 | | RESIDENTIAL | |
| STYLE | 5 | 0.95 | COLONIAL [100%] | LIST |
| QUALITY | A | 1.00 | AVERAGE [100%] | REVIEW |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | |



INDING

| YEAR BLT | 2019 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 370,259 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,016 | DETAIL ADJ | 0.978 | FOUNDATION | 3 | CONT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,008 | | 38.76 | 39,070 | | |
| \$NLA(RCN) | \$184 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 1,008 | 2019 | 161.85 | 163,144 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,008 | 2019 | 147.08 | 148,253 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | OPA | N | OPEN PORCH | 216 | | 42.70 | 9,223 | | |
| | | | | FLOOR COVER | 12 | COMB | 1.00 | | GFP | O | GAS FIREPLACE | 1 | | 4,584.00 | 4,584 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

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

| EFF.YR/AGE | 2019 / 2 | |
|------------|-----------|---------|
| COND | 2 | 2 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 2 | % GD 98 |
| RCNLD | \$362,900 | |