

Key: 3138

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.681

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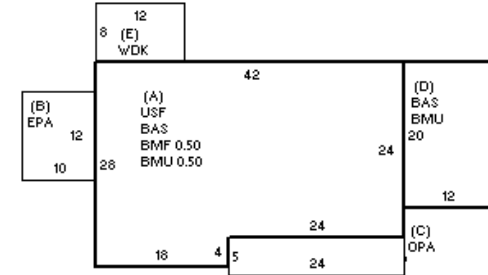
| CURRENT OWNER  |   |          |      | PARCEL ID                      |       |          |      | LOCATION        |     |              |            |           |
|--|---|----------|------|--------------------------------|-------|----------|------|-----------------|-----|--------------|------------|-----------|
| ROSSINI JACK & CYNTHIA L<br>262 BROAD MEADOW DR<br>E BRIDGEWATER, MA 02333 |   |          |      | 70-31-0<br>262 BROAD MEADOW DR |       |          |      |                 |     |              |            |           |
| TRANSFER HISTORY   |   |          |      | DOS                            |       | T        |      | SALE PRICE      |     | BK-PG (Cert) |            |           |
| ROSSINI JACK & CYNTHIA L   |   |          |      | 08/21/1991                     |       | A        |      | 1 10441-080     |     |              |            |           |
| STETSON ROBERTA C & CYNTH  |   |          |      | 07/31/1975                     |       | QS       |      | 37,900 4087-797 |     |              |            |           |
| BROAD CONSTRUCTION CORP  |   |          |      |                                |       | QS       |      | 3737-615        |     |              |            |           |
| CD   | T | AC/SF/UN | Ngh  | Infl1                          | Infl2 | ADJ BASE | SAF  | Infl3           | Lpi | VC           | CREDIT AMT | ADJ VALUE |
| 100  | S | 30,169 4 | 1.00 | 100                            | 1.00  | 100      | 1.00 | 1.00            | 4   | 1.20         |            | 211,730   |

| 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    | %   |
| 57892  | 10/21/2015 | 3             | ALTERATIONS | 8,660  |            |    |        | 0   |
|        |            | 6             | CYCL GROWTH |        | 09/28/2015 | SD |        | 0   |
|        |            | 6             | CYCL GROWTH |        | 07/01/2013 |    |        | 0   |
| 925    | 08/19/2013 | 6             | CYCL GROWTH |        |            |    |        | 0   |
|        | 02/23/2005 | 3             | ALTERATIONS | 4,800  |            |    |        | 100 |

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|       |            |        |          |         |          |         |          |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 30,169 SF  | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | RES 4      | NOTE   | LAND     | 211,700 | 176,500  |         |          |
| Infl1 | FACTOR 100 |        | BUILDING | 331,000 | 295,700  |         |          |
| Infl2 | PHY 100    |        | DETACHED | 2,500   | 2,300    |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 545,200 | 474,500  |         |          |

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



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| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/28/2015 | SD  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/7/2005  | EST |
| STYLE    | 5  | 0.95 | COLONIAL [100%]   | REVIEW  | 4/8/2013  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

| YEAR BLT             | 1974  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 429,876 |
|----------------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA             | 2,400 | DETAIL ADJ | 0.940 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 780   |      | 36.16     | 28,203  |           |         |
| \$NLA(RCN)           | \$179 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | A | BMF | N | BSMT FINISH-SEP | 540   |      | 50.85     | 27,459  |           |         |
| CAPACITY             |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |
| STORIES              | 2     |            | 1.00  | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,320 | 1974 | 147.37    | 194,533 |           |         |
| ROOMS                | 10    |            | 1.00  | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | A | USF | L | UPPER STORY FIN | 1,080 | 1974 | 133.92    | 144,636 |           |         |
| BEDROOMS             | 4     |            | 1.00  | FLOOR COVER     | 99 | N/A            | 1.00 | B | EPA | N | ENCLOSED PORCH  | 120   |      | 74.40     | 8,928   |           |         |
| BATHROOMS            | 3     |            | 1.00  | INT FINISH      | 99 | N/A            | 1.00 | C | OPA | N | OPEN PORCH      | 120   |      | 42.70     | 5,124   |           |         |
| # 1/2 BATHS          | 0     |            | 1.00  | HEATING/COOLING | 5  | ELECTRIC BB    | 0.99 | E | WDK | N | WOOD DECK       | 96    |      | 31.60     | 3,034   |           |         |
| TOT FIXTURES         | 9     | \$5,753    |       | FUEL SOURCE     | 3  | ELECTRIC       | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 6,819.00  | 6,819   |           |         |
| # UNITS              | 1     | 1.00       |       | ARPUD           | 0  |                | 1.00 |   | KIT | O | XTRA KITCHEN    | 1     |      | 5,387.00  | 5,387   |           |         |
|                      |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |
| EFF.YR/AGE 1995 / 26 |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |
| COND 23 23 %         |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |
| FUNC 0               |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |
| ECON 0               |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |
| DEPR 23 % GD 77      |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |
| RCNLD \$331,000      |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |