

Key: 3209

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.744

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| DUPRAS JOSEPH W & DARLENE A<br>211 UNION ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 71-74-0    |    |            |  | 211 UNION ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| DUPRAS JOSEPH W & DARLENE  |  |  |  | 05/07/1987 | QS |            |  | 7681-045     |  |  |  |

| 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 |        | 04/14/2020 | SD | 0      | 0 |
|        |        | 6             | CYCL GROWTH |        | 04/01/2014 | LF | 0      | 0 |

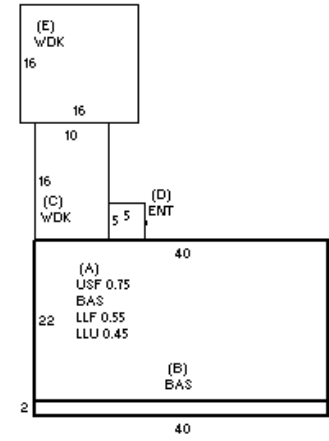
LAND

| CD  | T | AC/SF/UN | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |      |  |         |
|-----|---|----------|------|------|------|----------|------|---------|------|-----|------------|-----------|------|--|---------|
| 100 | S | 23,086 3 | 1.00 | 100  | 1.00 | 100      | 1.00 | 188,000 | 1.71 | 100 | 1.00       | 3         | 1.00 |  | 170,330 |

|       |            |        |          |         |          |         |          |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 23,086 SF  | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | RES 3      | NOTE   | LAND     | 170,300 | 154,900  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 263,100 | 226,800  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0        |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 433,400 | 381,700  |         |          |

DETACHED

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



BLDG COMMENTS

RAISED CAPE

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/14/2020 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/14/2020 | SD |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 4/8/2013  | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

G

| YEAR BLT   | 1971      | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 350,754    |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|--|-----------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|-----------|--|------|----|------|------|---|--|------|---|--|------|----|---------|-------|-----------|--|
| NET AREA   | 1,620     | DETAIL ADJ | 1.020 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | LLU | N | LOWER LEVEL UNF | 396   |      | 58.46     | 23,151  | CONDITION ELEM | CD         |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| \$NLA(RCN)   | \$217     | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | A   | LLF | N | LOWER LEVEL FIN | 484   |      | 113.20    | 54,790  | EXTERIOR       |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|  |           |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | USF | L | UPPER STORY FIN | 660   | 1971 | 143.70    | 94,845  | INTERIOR       |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|  |           |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | +   | BAS | L | BASE AREA       | 960   | 1971 | 158.14    | 151,813 | KITCHEN        |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|  |           |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | +   | WDK | N | WOOD DECK       | 416   |      | 31.60     | 13,146  | BATHS          |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|  |           |            |       | INT FINISH      | 99 | N/A            | 1.00 | D   | ENT | N | ENCLOSED ENTRY  | 25    |      | 81.12     | 2,028   | HEAT           |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|  |           |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | F21 | O   | O | FPL 2S 10P      | 1     |      | 6,819.00  | 6,819   | ELECT          |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|  |           |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |     |     |   |                 |       |      |           |         |                |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|  |           |            |       | ARPUD           | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |                |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|  |           |            |       | AFFORDABLE      | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |                |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| <table border="1" style="width: 100%;"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">1989 / 32</td> </tr> <tr> <td>COND</td> <td>25</td> <td>25 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>25</td> <td>% GD 75</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$263,100</td> </tr> </table> |           |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                | EFF.YR/AGE | 1989 / 32 |  | COND | 25 | 25 % | FUNC | 0 |  | ECON | 0 |  | DEPR | 25 | % GD 75 | RCNLD | \$263,100 |  |
| EFF.YR/AGE   | 1989 / 32 |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| COND   | 25        | 25 %       |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| FUNC   | 0         |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| ECON   | 0         |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| DEPR   | 25        | % GD 75    |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| RCNLD  | \$263,100 |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |