

Key: 3252

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.784

LEGAL

|                                |  |  |  |                           |  |  |  |            |  |    |             |  |
|--------------------------------|--|--|--|---------------------------|--|--|--|------------|--|----|-------------|--|
| CURRENT OWNER                  |  |  |  | PARCEL ID                 |  |  |  | LOCATION   |  |    |             |  |
| JOAO P & MARIA J SOUSA IRREV T |  |  |  | 72-28-0                   |  |  |  | 65 ELM ST  |  |    |             |  |
| SOUSA LISA MARIE TR            |  |  |  | TRANSFER HISTORY          |  |  |  | DOS        |  | T  | SALE PRICE  |  |
| 65 ELM ST                      |  |  |  | JOAO P & MARIA J SOUSA IR |  |  |  | 06/25/2015 |  | A  | 1 45712-056 |  |
| E BRIDGEWATER, MA 02333        |  |  |  | SOUSA JOAO P & MARIA J    |  |  |  | 06/20/1974 |  | QS | 3996-636    |  |

| 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 |        | 03/11/2013 | PW | 0      | 0 |

LAND

| CD  | T | AC/SF/UN | Ngh  | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|------|----|------------|-----------|
| 100 | S | 24,730 3 | 1.00 | 100   | 1.00  | 188,000  | 1.61 | 100   | 1.00 | 3  | 1.00       | 171,740   |

|       |            |                        |          |         |          |         |          |
|-------|------------|------------------------|----------|---------|----------|---------|----------|
| TOTAL | 24,730 SF  | ZONING                 | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | RES 3      | NOTE<br>LOT 7/ T 11055 | LAND     | 171,700 | 156,200  |         |          |
| Infl1 | FACTOR 100 |                        | BUILDING | 174,000 | 152,500  |         |          |
| Infl2 | PHY 100    |                        | DETACHED | 21,800  | 20,700   |         |          |
|       |            |                        | OTHER    | 0       | 0        |         |          |
|       |            |                        | TOTAL    | 367,500 | 329,400  |         |          |

DETACHED

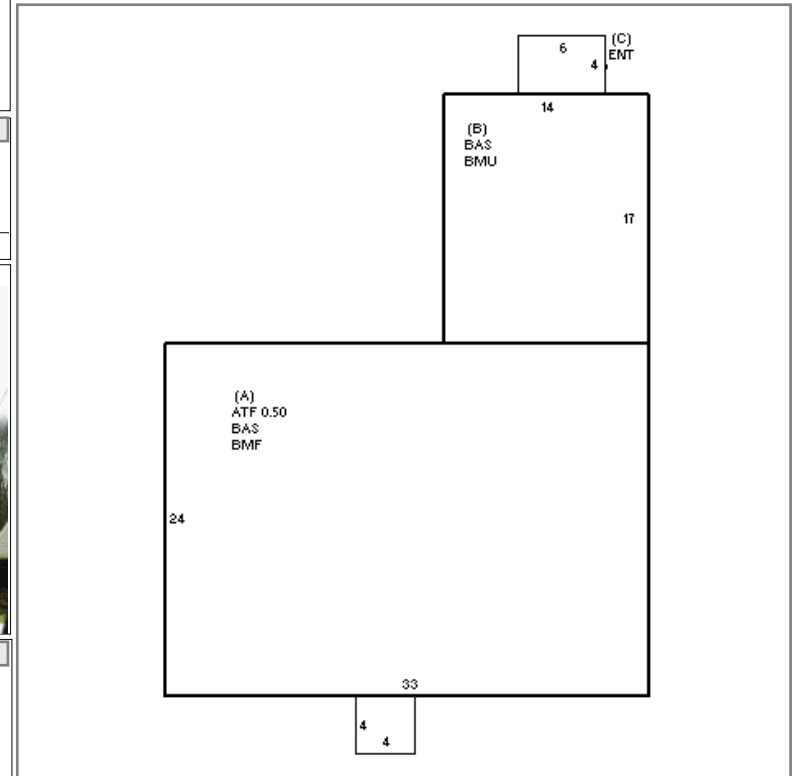
| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|----|-------|-----------|--------|
| DGF | A    | 1.00 | 20 0.80  |    | 440   | 54.91     | 19,300 |
| SHF | A    | 1.00 | 40 0.60  |    | 200   | 20.44     | 2,500  |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/11/2013 | PW |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 4/9/2013  | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |



G

| YEAR BLT     | 1950  | SIZE ADJ   | 1.000           | ELEMENT    | CD            | DESCRIPTION    | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 310,699    |
|--------------|-------|------------|-----------------|------------|---------------|----------------|------|-----|-----|-----------------|-----------------|-------|----------|-----------|---------|----------------|------------|
| NET AREA     | 1,426 | DETAIL ADJ | 1.020           | FOUNDATION | 4             | CONT BSMT WALL | 1.00 | A   | BMF | N               | BSMT FINISH-SEP | 792   |          | 54.22     | 42,940  | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$218 | OVERALL    | 1.000           | EXT COVER  | 4             | VINYL          | 1.00 | +   | BAS | L               | BASE AREA       | 1,030 | 1950     | 191.54    | 197,290 | EXTERIOR       |            |
| CAPACITY     |       | UNITS      | ADJ             | ROOF SHAPE | 1             | GABLE          | 1.00 | A   | ATF | L               | ATTIC FINISH    | 396   | 1950     | 123.92    | 49,072  | INTERIOR       |            |
| STORIES      | 1.5   | 1.00       | ROOF COVER      | 1          | ASPH SHINGLES | 1.00           | B    | BMU | N   | BSMT UNFINISHED | 238             |       | 38.55    | 9,175     | KITCHEN |                |            |
| ROOMS        | 7     | 1.00       | FLOOR COVER     | 99         | N/A           | 1.00           | C    | ENT | N   | ENCLOSED ENTRY  | 24              |       | 81.08    | 1,946     | BATHS   |                |            |
| BEDROOMS     | 3     | 1.00       | INT FINISH      | 99         | N/A           | 1.00           | D    | OPA | N   | OPEN PORCH      | 16              |       | 42.69    | 683       | HEAT    |                |            |
| BATHROOMS    | 1     | 1.00       | HEATING/COOLING | 2          | HOT WATER     | 1.02           | F21  | O   | O   | FPL 2S 1OP      | 1               |       | 6,819.00 | 6,819     | ELECT   |                |            |
| # 1/2 BATHS  | 0     | 1.00       | FUEL SOURCE     | 99         | N/A           | 1.00           |      |     |     |                 |                 |       |          |           |         |                |            |
| TOT FIXTURES | 4     | \$2,774    | ARPUD           | 0          |               | 1.00           |      |     |     |                 |                 |       |          |           |         |                |            |
| # UNITS      | 1     | 1.00       | AFFORDABLE      | 0          |               | 1.00           |      |     |     |                 |                 |       |          |           |         |                |            |
|              |       |            |                 |            |               |                |      |     |     |                 |                 |       |          |           |         | EFF.YR/AGE     | 1962 / 59  |
|              |       |            |                 |            |               |                |      |     |     |                 |                 |       |          |           |         | COND           | 44 44 %    |
|              |       |            |                 |            |               |                |      |     |     |                 |                 |       |          |           |         | FUNC           | 0          |
|              |       |            |                 |            |               |                |      |     |     |                 |                 |       |          |           |         | ECON           | 0          |
|              |       |            |                 |            |               |                |      |     |     |                 |                 |       |          |           |         | DEPR           | 44 % GD 56 |
|              |       |            |                 |            |               |                |      |     |     |                 |                 |       |          |           |         | RCNLD          | \$174,000  |