

Key: 3283

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.815

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| GONCALVES JORGE J<br>81 POMONA DR<br>BROCKTON, MA 02302 |  |  |  | 72-59-0    |    |            |              | 109 WILLOW AV |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| GONCALVES JORGE J                                       |  |  |  | 07/06/2020 | L  | 200,000    | 53031-043    |               |  |  |  |
| BARENDIS WILLIAM J & SHEIL                              |  |  |  | 11/21/1989 | QS | 133,000    | 9469-201     |               |  |  |  |
| VINCUILLA PHILIP P & CARO                               |  |  |  |            | QS |            | 5328-173     |               |  |  |  |

| 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    | %   |
| BP-21-334 | 07/08/2021 | 2             | ADDITIONS   | 20,000  | 06/09/2022 | SD  | 0      | 90  |
| BP-20-417 | 08/27/2020 | 3             | ALTERATIONS | 175,000 | 02/10/2021 | SLB | 75     | 100 |
|           |            | 6             | CYCL GROWTH |         | 07/07/2020 | SD  | 0      | 0   |
|           |            | 6             | CYCL GROWTH |         | 05/07/2014 | LF  | 0      | 0   |

LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 43,560   | 3   | 1.00 | 100  | 188,000  | 1.00 | 100  | 1.00 | 3   | 1.00       | 188,000   |
| 300 | A | 0.270    | 3   | 1.00 | 100  | 5,700    | 1.00 | 100  | 1.00 | ELP | 1.00       | 1,540     |

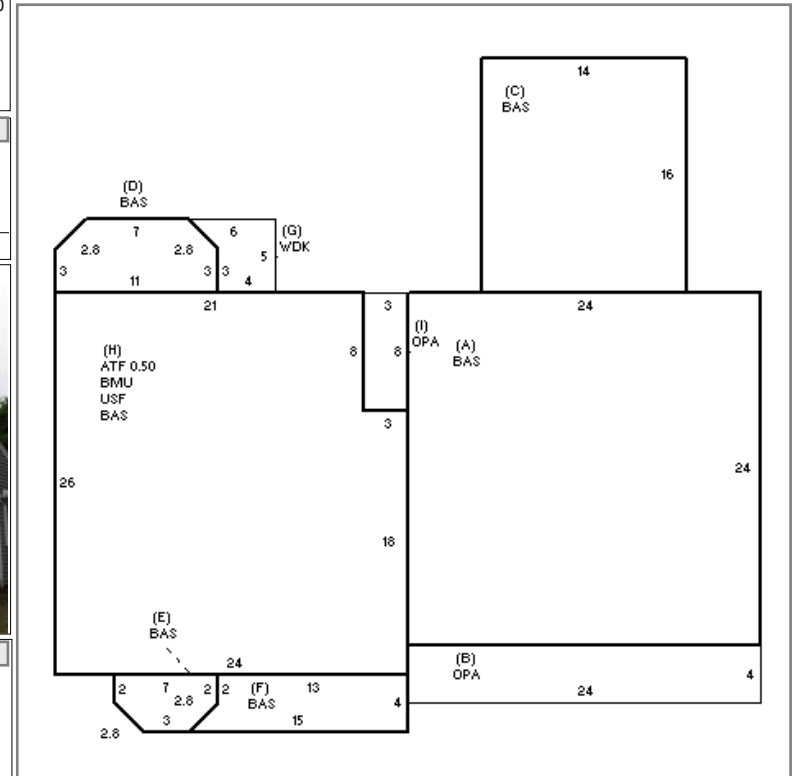
| TOTAL | 1.270 Acres | ZONING | FRNT     | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh   | RES 3       | NOTE   |          |         | LAND         | 189,500        | 172,400        |
| Inf1  | FACTOR 100  |        | BUILDING | 336,700 | 209,400      |                |                |
| Inf2  | PHY 100     |        | DETACHED | 0       | 0            |                |                |
|       |             |        | OTHER    | 0       | 0            |                |                |
|       |             |        |          |         | <b>TOTAL</b> | <b>526,200</b> | <b>381,800</b> |

DETACHED

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



**BLDG COMMENTS**  
One story Inlaw on right and first second story complete gut reno. Third floor addition with exterior spiral stairs.



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022 | SD |
|----------|----|------|---------------------|---------|----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022 | SD |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 4/9/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |          |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |          |    |

| YEAR BLT   | 1922  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 378,355 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 2,429 | DETAIL ADJ | 0.936 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA       | 1,529 | 1922 | 146.26    | 223,627 |           |         |
| \$NLA(RCN) | \$156 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | + | OPA | N | OPEN PORCH      | 120   |      | 42.70     | 5,124   |           |         |
|            |       |            |       | ROOF SHAPE      | 2  | HIP            | 1.00 | G | WDK | N | WOOD DECK       | 22    |      | 31.59     | 695     |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | H | USF | L | UPPER STORY FIN | 600   | 1922 | 132.91    | 79,744  |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | H | BMU | N | BSMT UNFINISHED | 600   |      | 46.26     | 27,753  |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | H | ATF | L | ATTIC FINISH    | 300   | 1922 | 94.62     | 28,387  |           |         |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 |   | KIT | O | XTRA KITCHEN    | 1     |      | 5,387.00  | 5,387   |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

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

| EFF.YR/AGE | 2020 / 1   |
|------------|------------|
| COND       | 1 1 %      |
| FUNC       | 10         |
| ECON       | 0          |
| DEPR       | 11 % GD 89 |

| RCNLD | \$336,700 |
|-------|-----------|
|-------|-----------|