**Key: 3298**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,828

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MCIVER SEAN & ALYSE<br>141 PLEASANT ST<br>E BRIDGEWATER, MA 02333 | 73-5-0 | 141 PLEASANT ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MCIVER SEAN & ALYSE | 12/31/2014 | QS | 225,000 | 45110-057 |
| DALTO MICHAEL A & JODI L | 09/04/2007 | S | 195,000 | 35039-219 |
| BANK OF NEW YORK TR | 11/08/2006 | L | 256,500 | 33647-262 |

| 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 | | 05/28/2015 | NR | 100 | 100 |
| | | 51 | FIELD REVIEW | | 02/15/2015 | PW | 0 | 0 |
| 32203 | 11/25/2014 | 3 | ALTERATIONS | 4,200 | | | 0 | 0 |
| | | 51 | FIELD REVIEW | | 09/17/2013 | LF | 0 | 0 |
| 1112 | 03/08/2012 | 3 | ALTERATIONS | 1,500 | 04/17/2012 | | 100 | 100 |

## 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 | 1.00 | 100 | 1.00 | 159,800 | 1.00 | 85 | 0.85 | 3 | 1.00 | | | 159,800 |
| 300 | A | 0.070 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | | | 400 |

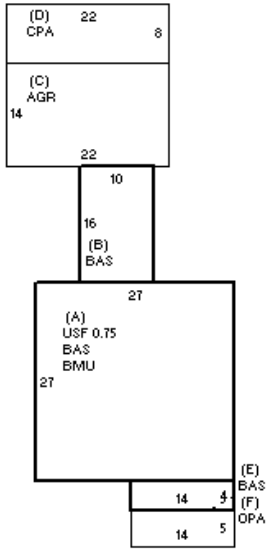
| TOTAL | 1.070 Acres | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | LOT 5 Land Obsolescence due to Right of Way easement for 151 Pleasant Stl | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 160,200 | 145,700 |
| BUILDING | 111,100 | 101,100 |
| DETACHED | 14,100 | 13,300 |
| OTHER | 0 | 0 |
| TOTAL | **285,400** | **260,100** |

## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| SHF | A | 1.00 | 40 | 0.60 | | | 200 | 20.44 | 2,500 |
| IPV | A | 1.00 | 10 | 0.90 | 37*18 | 2005 | 666 | 19.27 | 11,600 |

PHOTO 11/18/2015




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.00 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 5/28/2015 | NR |
|---|---|---|
| LIST | | |
| REVIEW | 4/9/2013 | ER |

| YEAR BLT | 1840 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,492 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $219 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 3 | $2,040 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 5 | BRICK/STONE | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 729 | | 42.99 | 31,342 |
| A | USF | L | UPPER STORY FIN | 547 | 1840 | 167.48 | 91,612 |
| + | BAS | L | BASE AREA | 945 | 1840 | 184.30 | 174,167 |
| C | AGR | N | ATT GARAGE | 308 | | 70.76 | 21,795 |
| D | CPA | N | CAR PORT | 176 | | 15.93 | 2,803 |
| F | OPA | N | OPEN PORCH | 70 | | 42.70 | 2,989 |

| TOTAL RCN | 326,748 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1950 / 71 | |
|---|---|---|
| COND | 66 | 66 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 66 | % GD 34 |
| RCNLD | | $111,100 |