**Key: 3355**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,881

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| TREFETHEN DANIEL J<br>6 SHAWNEE AVE<br>E BRIDGEWATER, MA 02333 | 74-31-0 | 6 SHAWNEE AV |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| TREFETHEN DANIEL J | 11/29/2019 | G | 259,900 | 52027-039 |
| INSOURCE EAST PROPERTIES | 09/10/2019 | L | 176,006 | 51623-086 |
| BANK OF AMERICA NA | 07/03/2019 | L | 199,260 | 51327-131 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

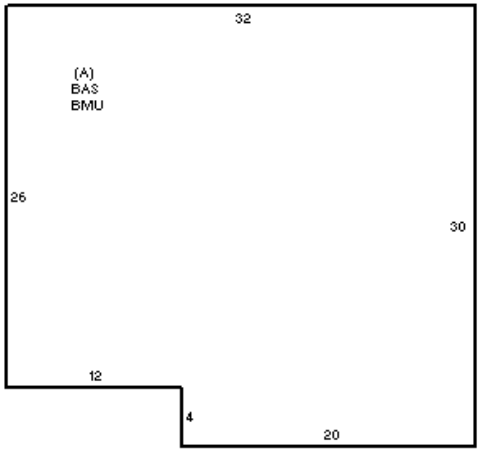
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 03/03/2020 | SDP | 0 | 0 |
| | | 51 | FIELD REVIEW | | 09/18/2019 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 09/12/2013 | LF | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 6,679 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 5.42 | 100 1.00 | 3 1.00 | | | 156,160 |

| TOTAL | 6,679 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | C/W 32 DWG SPLIT W/TOWN LINE/SHED<br>ATTACHED. TO GARAGE SPLIT BY TOWN LINE | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 156,200 | 142,000 |
| BUILDING | 65,800 | 62,900 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **222,000** | **204,900** |




## DETACHED

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

PHOTO 09/18/2019

BLDG COMMENTS

## BUILDING

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

| | | |
|---|---|---|
| MEASURE | 3/3/2020 | SD |
| LIST | 3/3/2020 | |
| REVIEW | 4/9/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1951 | SIZE ADJ | 1.000 |
| NET AREA | 912 | DETAIL ADJ | 1.020 |
| $NLA(RCN) | $277 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $2,081 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 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 | 2 | HOT WATER | 1.02 |
| 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 | 912 | | 39.94 | 36,425 |
| A | BAS | L | BASE AREA | 912 | 1951 | 235.25 | 214,551 |

TOTAL RCN 253,057

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

EFF.YR/AGE 1963 / 58

| | | | |
|---|---|---|---|
| COND | 43 | 43 % | |
| FUNC | 31 | TOWN LINE | |
| ECON | 0 | | |
| DEPR | 74 | % GD | 26 |

RCNLD $65,800