

Key: 3423

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.940

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| TUTON DEBORAH<br>990 WASHINGTON ST<br>E. BRIDGEWATER, MA 02333 |  |  |  | 77-67-0    |    |            |              | 990 WASHINGTON ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| TUTON DEBORAH  |  |  |  | 12/30/2003 | QS | 269,900    | 27308-223    |                   |  |  |  |
| LANDOLFI MICHAEL & JENNIF                                      |  |  |  | 12/03/2001 | 1  | 195,000    | 21041-149    |                   |  |  |  |
| ONEILL THOMAS P & MICHELE                                      |  |  |  | 11/26/1986 | QS | 120,000    | 7296-321     |                   |  |  |  |

| 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 %   |
| 1754   | 10/10/2013 | 3             | ALTERATIONS | 2,320  |            |        | 0 0     |
|        |            | 6             | CYCL GROWTH |        | 07/09/2013 |        | 0 0     |
| 890    | 12/08/2004 | 3             | ALTERATIONS | 5,500  | 06/01/2005 | SLB    | 100 100 |

LAND

| CD  | T | AC/SF/UN | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 22,215 3 | 1.00 | 100  | 1.00 | 188,000  | 1.77 | 100  | 1.00 | 3  | 1.00       | 169,580   |

| TOTAL | 22,215 SF  | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | RES 3      | NOTE   |          |         | LAND     | 169,600 | 154,200  |
| Inf1  | FACTOR 100 |        | BUILDING | 204,400 | 188,200  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0        |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 374,000 | 342,400  |         |          |

DETACHED

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



| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/9/2013  | LF  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/1/2005  | EST |
| STYLE    | 1  | 1.00 | RANCH [100%]      | REVIEW  | 4/10/2013 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BUILDING

| YEAR BLT   | 1962  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 972   | DETAIL ADJ | 1.040 |
| \$NLA(RCN) | \$296 | OVERALL    | 1.000 |

  

| CAPACITY     | UNITS | ADJ     |
|--------------|-------|---------|
| STORIES      | 1     | 1.00    |
| ROOMS        | 6     | 1.00    |
| BEDROOMS     | 2     | 1.00    |
| BATHROOMS    | 2     | 1.00    |
| # 1/2 BATHS  | 0     | 1.00    |
| TOT FIXTURES | 6     | \$4,243 |
| # UNITS      | 1     | 1.00    |

| ELEMENT         | CD | DESCRIPTION    | ADJ  |
|-----------------|----|----------------|------|
| FOUNDATION      | 4  | CONT BSMT WALL | 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 | 11 | HW/COOL AIR    | 1.04 |
| 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 | 292   |      | 39.17     | 11,439  |
| A | BMF | N | BSMT FINISH-SEP | 680   |      | 55.10     | 37,465  |
| A | BAS | L | BASE AREA       | 972   | 1962 | 232.26    | 225,754 |
| B | ASH | N | ATT SHED        | 120   |      | 18.75     | 2,250   |
| C | WDK | N | WOOD DECK       | 24    |      | 31.58     | 758     |
|   | F11 | O | FPL 1S 1OP      | 1     |      | 6,017.00  | 6,017   |

| TOTAL RCN      | 287,926 |
|----------------|---------|
| CONDITION ELEM | CD      |
| EXTERIOR       | G       |
| INTERIOR       |         |
| KITCHEN        |         |
| BATHS          |         |
| HEAT           |         |
| ELECT          | U       |

  

| EFF.YR/AGE | 1974 / 47  |
|------------|------------|
| COND       | 29 29 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 29 % GD 71 |

  

| RCNLD | \$204,400 |
|-------|-----------|
|-------|-----------|

