

Key: 3462

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.972

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| CHODOR JOSEPH B JR & CYNTHIA L<br>240 WALNUT ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 78-17-0    |    |            |              | 240 WALNUT ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| CHODOR JOSEPH B JR & CYN   |  |  |  | 09/15/1981 | QS | 5054-152   |              |               |  |  |  |
| CHODOR JOSEPH B JR & CYN   |  |  |  | 09/14/1981 | QS | 5054-152   |              |               |  |  |  |
| HALL THOMAS J JR & DOROTH  |  |  |  |            | QS | 2482-435   |              |               |  |  |  |


| 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-20-404 | 08/20/2020 | 6             | CYCL GROWTH  |        | 06/09/2021 | SD     | 0 0     |
|           |            | 3             | ALTERATIONS  | 5,072  |            |        | 0 0     |
|           |            | 51            | FIELD REVIEW |        | 09/10/2013 | SLB    | 0 0     |
| 883       | 08/04/2011 | 3             | ALTERATIONS  | 21,000 | 05/07/2012 |        | 100 100 |
| 381       | 12/16/2005 | 3             | ALTERATIONS  | 5,000  | 06/06/2006 | SLB    | 100 100 |

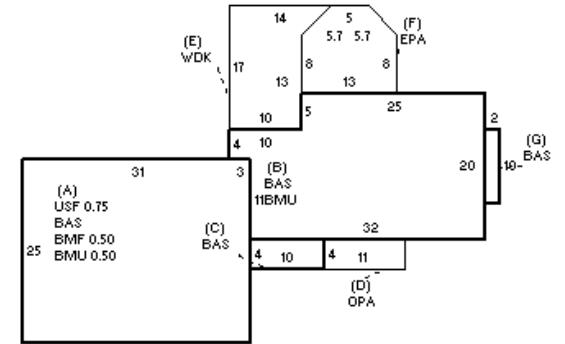
LAND

| 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 | 188,000 | 1.00 | 100 | 1.00       | 3         | 1.00 | 188,000 |
| 300 | A | 0.050 3  | 1.00 | 100   | 1.00  | 100      | 1.00 | 5,700   | 1.00 | 100 | 1.00       | ELP       | 1.00 | 290     |

| TOTAL | 1.050 Acres | ZONING                              | FRNT         | 0              | ASSESSED       | CURRENT | PREVIOUS |
|-------|-------------|-------------------------------------|--------------|----------------|----------------|---------|----------|
| Ngh   | RES 3       | N<br>C/W 18/ T 12964<br>O<br>T<br>E |              |                | LAND           | 188,300 | 171,300  |
| Infl1 | FACTOR 100  |                                     | BUILDING     | 274,800        | 236,300        |         |          |
| Infl2 | PHY 100     |                                     | DETACHED     | 2,500          | 2,300          |         |          |
|       |             |                                     | OTHER        | 0              | 0              |         |          |
|       |             |                                     | <b>TOTAL</b> | <b>465,600</b> | <b>409,900</b> |         |          |

DETACHED

| TY  | QUAL | COND         | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD | PHOTO   | 06/10/2021 |
|-----|------|--------------|----------|------|-------|-----------|-------|---|------------|
| SHF | A    | 1.00 40 0.60 |          | 1992 | 200   | 20.44     | 2,500 |  |            |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/9/2021  | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/9/2021  | SD |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 4/10/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BLDG COMMENTS

G

| YEAR BLT   | 1952  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 404.053 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 2,033 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,005 |      | 35.74     | 35,920  |           |         |
| \$NLA(RCN) | \$199 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | A | BMF | N | BSMT FINISH-SEP | 388   |      | 50.26     | 19,502  |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 581   | 1952 | 149.91    | 87,098  |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | BAS | L | BASE AREA       | 1,452 | 1952 | 164.97    | 239,533 |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | D | OPA | N | OPEN PORCH      | 44    |      | 42.70     | 1,879   |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | E | WDK | N | WOOD DECK       | 178   |      | 31.60     | 5,625   |           |         |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 | F | EPA | N | ENCLOSED PORCH  | 140   |      | 74.40     | 10,416  |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

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

|            |            |
|------------|------------|
| EFF.YR/AGE | 1970 / 51  |
| COND       | 32 32 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 32 % GD 68 |
| RCNLD      | \$274,800  |