

Key: 3464

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.974

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| LACOURSE MELINDA & SANTOS<br>PALMIRA<br>917 UNION ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 78-20-0    |    |            |              | 917 UNION ST |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| LACOURSE MELINDA & SANTOS   |  |  |  | 04/28/2017 | QS | 300,000    | 48362-188    |              |  |  |  |
| FORD SHEILA C   |  |  |  | 05/14/1964 | QS |            | 3108-045     |              |  |  |  |
| SAMPSON ALTON B & DOROTHY   |  |  |  |            | QS |            | 2296-304     |              |  |  |  |

| 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-19-147 | 05/08/2019 | 4             | DEMO        |        | 06/11/2019 | SLB | 100    | 100 |
| BP-18-132 | 07/16/2018 | 8             | POOL        | 5,300  | 07/15/2019 | SLB | 100    | 100 |
|           | 08/19/2013 | 61            | SITE VISIT  |        | 03/29/2018 | SD  | 0      | 0   |
|           |            | 6             | CYCL GROWTH |        | 07/01/2013 |     | 0      | 0   |

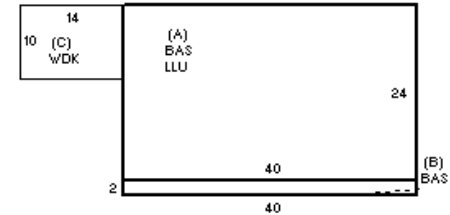
LAND

| 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   | 188,000  | 1.00 | 100   | 1.00 | 3   |            | 188,000   |
| 300 | A | 0.100    | 3   | 1.00  | 100   | 5,700    | 1.00 | 100   | 1.00 | ELP | 1.00       | 570       |

| TOTAL        | 1.100 Acres | ZONING           | FRNT     | 0       | ASSESSED | CURRENT        | PREVIOUS       |
|--------------|-------------|------------------|----------|---------|----------|----------------|----------------|
| Ngh          | RES 3       | N<br>O<br>T<br>E | T 8040   |         | LAND     | 188,600        | 171,500        |
| Infl1        | FACTOR 100  |                  | BUILDING | 195,100 | 166,100  |                |                |
| Infl2        | PHY 100     |                  | DETACHED | 0       | 0        |                |                |
|              |             |                  | OTHER    | 0       | 0        |                |                |
| <b>TOTAL</b> |             |                  |          |         |          | <b>383,700</b> | <b>337,600</b> |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 3/29/2018 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    |           |    |
| STYLE    | 2  | 1.05 | RAISED RANCH [100%] | REVIEW  | 4/10/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

BLDG COMMENTS

INDING

| YEAR BLT   | 1991  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 256,695    |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 1,040 | DETAIL ADJ | 1.081 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 960   |      | 66.28     | 63,624  | CONDITION ELEM | CD         |
| \$NLA(RCN) | \$247 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | + | BAS | L | BASE AREA       | 1,040 | 1991 | 179.27    | 186,442 |                |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | C | WDK | N | WOOD DECK       | 140   |      | 31.60     | 4,424   | EXTERIOR       |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   |     |   |                 |       |      |           |         | INTERIOR       |            |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | KITCHEN        |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | BATHS          |            |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 |   |     |   |                 |       |      |           |         | HEAT           |            |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         | ELECT          |            |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1991 / 30  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND           | 24 24 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR           | 24 % GD 76 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD          | \$195,100  |