**Key: 3465**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,975

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| FISHMAN LISA S<br>889 UNION ST<br>E BRIDGEWATER, MA 02333 | 78-21-0 | 889 UNION ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FISHMAN LISA S | 06/30/2016 | QS | 337,000 | 47126-305 |
| CASSIDY JAMES M & CONNER | 05/31/2007 | QS | 324,900 | 34607-208 |
| SANGSTER RITA C | 03/22/1999 | H | 29,500 | 17268-073 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | 51 | FIELD REVIEW | | 07/05/2017 | PW | 0 | 0 |
| | | 61 | SITE VISIT | | 06/26/2017 | SD | 0 | 0 |
| 3016 | 08/02/2016 | 3 | ALTERATIONS | 13,134 | 04/11/2017 | SLB | 100 | 100 |
| | | 6 | CYCL GROWTH | | 05/08/2014 | LF | 0 | 0 |
| | | 6 | CYCL GROWTH | | 07/01/2007 | | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 29,620 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,000 | 1.38 | 100 | 1.00 | 3 | 1.00 | | | 175,970 |

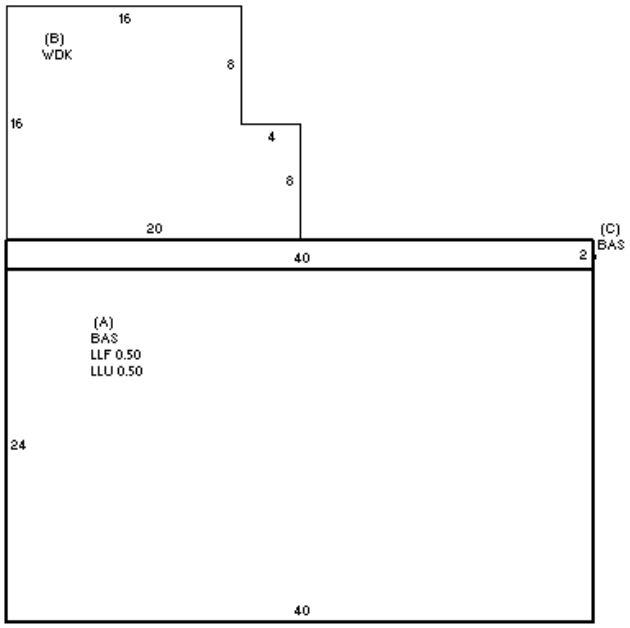
| TOTAL | 29,620 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | LOT B | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 176,000 | 160,100 |
| BUILDING | 223,500 | 190,800 |
| DETACHED | 5,400 | 5,100 |
| OTHER | 0 | 0 |
| TOTAL | **404,900** | **356,000** |

## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| SHF | A | 1.00 | 10 | 0.90 | 14 X 24 | 2016 | 336 | 17.77 | 5,400 |
| SHF | A | 1.00 | NV | 0.00 | 10 X 12 | 1994 | 120 | 20.44 | |

PHOTO 06/27/2017




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 7/5/2017 | PW |
|---|---|---|
| LIST | | |
| REVIEW | 4/10/2013 | ER |

BLDG COMMENTS

updated heat type

| YEAR BLT | 1970 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,040 | DETAIL ADJ | 1.081 |
| $NLA(RCN) | $287 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $2,205 |
| # 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 | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | LLU | N | LOWER LEVEL UNF | 480 | | 66.28 | 31,812 |
| A | LLF | N | LOWER LEVEL FIN | 480 | | 128.33 | 61,599 |
| B | WDK | N | WOOD DECK | 288 | | 31.60 | 9,101 |
| + | BAS | L | BASE AREA | 1,040 | 1970 | 179.27 | 186,442 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 297,978 |
|---|---|

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

| EFF.YR/AGE | 1987 / 34 | |
|---|---|---|
| COND | 25 | 25 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 25 | % GD 75 |
| RCNLD | | $223,500 |