**Key: 3466**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,976

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CORBETT WILLIAM F & LORNA J<br>197 WALNUT ST<br>E BRIDGEWATER, MA 02333 | 78-23-0 | 197 WALNUT ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CORBETT WILLIAM F & LORNA | 07/28/1975 | QS | | 4086-730 |
| HATCH JAMES A SR & FRANCE | 03/10/1961 | QS | | 2836-361 |

| 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 | | 06/10/2021 | SD | 0 | 0 |
| 3066 | 09/23/2016 | 3 | ALTERATIONS | 2,000 | | | 0 | 0 |
| | | 51 | FIELD REVIEW | | 09/04/2013 | SLB | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 22,215 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 1.77 | 100 1.00 | 3 1.00 | | | 169,580 |

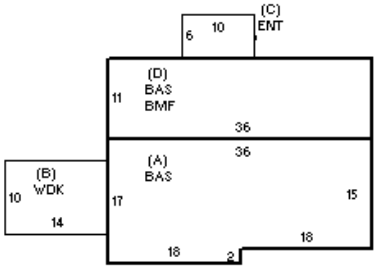
| TOTAL | 22,215 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | T 11308 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 169,600 | 154,200 |
| BUILDING | 156,400 | 145,300 |
| DETACHED | 31,000 | 29,600 |
| OTHER | 0 | 0 |
| TOTAL | **357,000** | **329,100** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 20 0.80 | | | 792 | 49.00 | 31,000 |

PHOTO 06/17/2021




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 3 | 1.05 | SPLIT LEVEL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 6/10/2021 | SD |
| LIST | 6/10/2021 | SD |
| REVIEW | 4/10/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1960 | SIZE ADJ | 1.000 |
| NET AREA | 972 | DETAIL ADJ | 1.050 |
| $NLA(RCN) | $282 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $2,142 |
| # 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 972 | 1960 | 234.49 | 227,925 |
| B | WDK | N | WOOD DECK | 140 | | 31.60 | 4,424 |
| C | ENT | N | ENCLOSED ENTRY | 60 | | 81.10 | 4,866 |
| D | BMF | N | BSMT FINISH-SEP | 396 | | 73.20 | 28,987 |
| | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 |

| TOTAL RCN | 274,361 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1963 / 58 |
| COND | 43 43 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 43 % GD 57 |
| RCNLD | $156,400 |