

Key: 3470

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.980

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|----------------------|--|--|--|
| SIGNORI EUGENE J & KATHLEEN M 239 WALNUT ST E BRIDGEWATER, MA 02333 | | | | 78-27-0 | | | | 239 WALNUT ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| SIGNORI EUGENE J & KATHLE DUKETT LAWRENCE C & MARCE | | | | 06/18/1979 | QS | | | 4673-403 3126-029 | | | |

| 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-18-252 | 10/01/2018 | 6 | CYCL GROWTH | 7,000 | 06/09/2021 | SD | 0 | 0 |
| | | 3 | ALTERATIONS | | 06/27/2013 | | 0 | 0 |
| | | 6 | CYCL GROWTH | | | | 0 | 0 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|-----|------|------|----------|---------|------|-----|------|------------|-----------|---------|
| 100 | S | 23,068 | 3 | 1.00 | 100 | 1.00 | 188,000 | 1.71 | 100 | 1.00 | 3 | 1.00 | 170,320 |

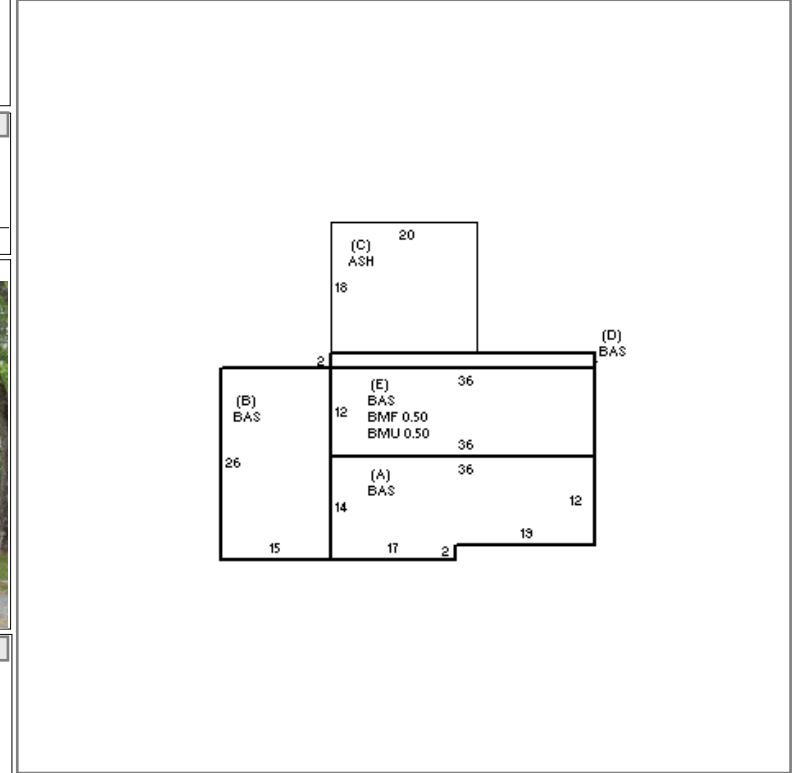
| | | | | | | | |
|-------|------------|------------------|----------|---------|----------|---------|----------|
| TOTAL | 23,068 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | RES 3 | N O T E | T 12418 | | LAND | 170,300 | 154,900 |
| Inf1 | FACTOR 100 | | BUILDING | 212,300 | 193,800 | | |
| Inf2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 385,100 | 351,000 | | |

DETACHED

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



BLDG COMMENTS



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/9/2021 | SD |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/9/2021 | SD |
| STYLE | 3 | 1.05 | SPLIT LEVEL [100%] | REVIEW | 4/10/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

G

| YEAR BLT | 1959 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 321,669 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,360 | DETAIL ADJ | 1.081 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA | 1,360 | 1959 | 206.95 | 281,456 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$237 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | C | ASH | N | ATT SHED | 360 | | 13.71 | 4,937 | EXTERIOR | G |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | E | BMU | N | BSMT UNFINISHED | 216 | | 52.05 | 11,243 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | BMF | N | BSMT FINISH-SEP | 216 | | 73.20 | 15,811 | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | ELECT | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1969 / 52 |
| | | | | | | | | | | | | | | | | COND | 34 34 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 34 % GD 66 |
| | | | | | | | | | | | | | | | | RCNLD | \$212,300 |