

Key: 3546

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.051

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| CURRENT OWNER   |   |          |      | PARCEL ID  |      |            |              | LOCATION     |      |    |            |           |
|---|---|----------|------|------------|------|------------|--------------|--------------|------|----|------------|-----------|
| DYE BRIAN G & DAWN M<br>612 UNION ST<br>E BRIDGEWATER, MA 02333 |   |          |      | 80-16-0    |      |            |              | 612 UNION ST |      |    |            |           |
| TRANSFER HISTORY  |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |              |      |    |            |           |
| DYE BRIAN G & DAWN M  |   |          |      | 03/11/1999 | QS   | 149,100    | 0475-066     |              |      |    |            |           |
| DYE BRIAN G & DAWN M  |   |          |      | 03/10/1999 | QS   | 149,100    | 0475-066     |              |      |    |            |           |
| LEACH KENNETH J & ANGE-LE                                       |   |          |      | 10/03/1988 | QS   | 147,000    | 0388-032     |              |      |    |            |           |
| CD  | T | AC/SF/UN | Ngh  | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3         | Lpi  | VC | CREDIT AMT | ADJ VALUE |
| 100   | S | 31,400 3 | 1.00 | 100        | 1.00 | 188,000    | 1.31         | 100          | 1.00 | 3  | 1.00       | 177,500   |

| CLASS  | CLASS%     | DESCRIPTION   |             |        | BN ID      | BN  | CARD |     |
|--------|------------|---------------|-------------|--------|------------|-----|------|-----|
| 1010   | 100        | SINGLE FAMILY |             |        | 1          | BY  | 1st  | %   |
| PMT NO | PMT DT     | TY            | DESC        | AMOUNT | INSP       | BY  | 1st  | %   |
| 563    | 07/01/2013 | 6             | CYCL GROWTH |        | 04/28/2020 | SD  | 0    | 0   |
|        | 05/27/2004 | 6             | CYCL GROWTH |        | 10/07/2013 | SLB | 0    | 0   |
|        |            | 3             | ALTERATIONS | 3,500  |            |     | 100  | 100 |

| TOTAL | 31,407 SF  | ZONING                        | FRNT     | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|-------------------------------|----------|---|--------------|----------------|----------------|
| Ngh   | RES 3      | NOTE<br>LOT 1/ #444409 #95066 | LAND     |   | 177,500      | 161,500        |                |
| Inf1  | FACTOR 100 |                               | BUILDING |   | 243,000      | 221,800        |                |
| Inf2  | PHY 100    |                               | DETACHED |   | 0            | 0              |                |
|       |            |                               | OTHER    |   | 0            | 0              |                |
|       |            |                               |          |   | <b>TOTAL</b> | <b>420,500</b> | <b>383,300</b> |

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



| BUILDING | CD | ADJ  | DESC               | MEASURE | 4/28/2020 | SD |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL        | LIST    | 4/28/2020 | 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%]  |         |           |    |

BLDG COMMENTS

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| YEAR BLT             | 1963  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN         | 357,358 |
|----------------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| NET AREA             | 1,290 | DETAIL ADJ | 1.092 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | +   | BAS | L | BASE AREA       | 1,290 | 1963 | 213.81    | 275,821 | CONDITION ELEM CD |         |
| \$NLA(RCN)           | \$277 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A   | CRL | N | BSMT CRAWL      | 522   |      | 8.56      | 4,470   | EXTERIOR          |         |
|                      |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | C   | AGR | N | ATT GARAGE      | 476   |      | 71.11     | 33,850  | INTERIOR          |         |
|                      |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | D   | WDK | N | WOOD DECK       | 240   |      | 31.60     | 7,584   | KITCHEN           |         |
|                      |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | E   | ENT | N | ENCLOSED ENTRY  | 20    |      | 1,622     | 81,101  | BATHS             |         |
|                      |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | F   | BMU | N | BSMT UNFINISHED | 101   |      | 38.58     | 3,897   | HEAT              |         |
|                      |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 | F   | BMF | N | BSMT FINISH-SEP | 403   |      | 54.27     | 21,869  | ELECT             |         |
|                      |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 | F11 | O   | O | FPL 1S 1OP      | 1     |      | 6,017.00  | 6,017   |                   |         |
|                      |       |            |       | ARPUD           | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |                   |         |
|                      |       |            |       | AFFORDABLE      | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |                   |         |
| EFF.YR/AGE 1970 / 51 |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                   |         |
| COND 32 32 %         |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                   |         |
| FUNC 0               |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                   |         |
| ECON 0               |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                   |         |
| DEPR 32 % GD 68      |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                   |         |
| RCNLD \$243,000      |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                   |         |