

Key: 3635

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.140

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| PALAVANCHI, HOUSTON, DAXBERGER CONST-GEN LABORERS721 RLTY TR PO BOX 669 E BRIDGEWATER, MA 02333 | | | | 81-65-0 | | | | 324 N BEDFORD ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PALAVANCHI, HOUSTON, DAXB | | | | 05/14/1997 | QS | 175,000 | 15172-008 | | | | |
| PALAVANCHI L, HOUSTON J, DA | | | | 05/13/1997 | QS | 175,000 | 15172-008 | | | | |
| ANDERSON RICHARD L | | | | 06/20/1984 | QS | 82,900 | 5677-233 | | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | | |
|--------|--------|-----------------|-------------|--------|------------|--------|-----|-----|
| 3400 | 100 | GEN OFFICE BLDG | | | 1 | 1 of 1 | | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | 6 | CYCL GROWTH | | 07/06/2017 | RJM | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|--------------|---|------------|----------------|-------------|----------------|----------|------|-----------------|------|----------------|-----------------|-----------|
| 103 | S | 10,982 | C3 | 1.00 | 100 | 201,400 | 2.97 | 100 | 1.00 | C3 | 1.00 | 150,720 |
| TOTAL | | 10,982 SF | ZONING | FRNT | | 0 | | ASSESSED | | CURRENT | PREVIOUS | |
| Ngh | | C3 | NOTE | LAND | | 150,700 | | 145,600 | | | | |
| Infl1 | | FACTOR 100 | | BUILDING | | 296,100 | | 254,400 | | | | |
| Infl2 | | PHY 100 | | DETACHED | | 3,800 | | 3,700 | | | | |
| | | | | OTHER | | 0 | | 0 | | | | |
| TOTAL | | | 450,600 | | 403,700 | | | | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 5X7 | | 35 | 20.44 | 500 |
| PAV | A | 1.00 | 70 0.30 | | 3,000 | 3.70 | 3,300 |



BLDG COMMENTS

LABORORS UNION LOCAL 721

(A)
USF 0.75
BAS
BMU

24

44

6
7 (B)
BAS

| BUILDING | CD | ADJ | DESC | MEASURE | 7/6/2017 | RJM |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/6/2017 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 9/29/2017 | ER |
| QUALITY | G | 1.15 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1960 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 448,605 |
|--------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-------------|-----------|----------------|---------|
| NET AREA | 1,890 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,056 | | 39.19 | 41,382 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$237 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | USF | L | UPPER STORY FIN | 792 | 1960 | 181.88 | 144,050 | EXTERIOR | G |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,098 | 1960 | 200.15 | 219,764 | INTERIOR | A |
| STORIES | 1.75 | 1.00 | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | BMF | N | BSMT FINISH-SEP | 700 | | 55.11 | 38,577 | KITCHEN | A |
| ROOMS | 9 | 1.00 | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | | BATHS | A |
| BEDROOMS | 0 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | A |
| BATHROOMS | 2 | 1.00 | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | ELECT | A |
| # 1/2 BATHS | 0 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| TOT FIXTURES | 6 | \$4,832 | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| # UNITS | 0 | 1.00 | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | EFF. YR/AGE | 1969 / 52 | | |
| | | | | | | | | | | | | | | COND | 34 34 % | | |
| | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | DEPR | 34 | % GD | 66 |
| | | | | | | | | | | | | | | RCNLD | \$296,100 | | |