

Key: 3685

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.185

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|--------------|--|--|--|
| MULLEN JAMES P III 241 GROVE ST E BRIDGEWATER, MA 02333 | | | | 82-44-0 | | | | 241 GROVE ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MULLEN JAMES P III | | | | 01/28/2014 | N | 182,000 | 44033-323 | | | | |
| DAHLGREN RALPH E | | | | 12/12/2003 | A | 1 | 27215-242 | | | | |
| DAHLGREN RALPH E & DIANE | | | | 06/29/2000 | A | 1 | 18654-228 | | | | |

| 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 | % |
| 103 | 12/01/2016 | 3 | ALTERATIONS | 6,900 | | | | 0 |
| | | 6 | CYCL GROWTH | | 09/10/2013 | LF | | 0 |
| 122 | 06/17/2009 | 7 | DETACHED BLD | 2,000 | | | | 0 |
| 537 | 05/18/2004 | 3 | ALTERATIONS | 8,000 | 06/06/2006 | SLB | 100 | 100 |
| 394 | 03/02/2004 | 3 | ALTERATIONS | 1,500 | 06/06/2006 | SLB | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 22,651 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 3 | 1.00 | | 169,950 |

| TOTAL | 22,651 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|----------|---------|----------|---------|----------|
| Ngh | RES 3 | N O T E | LOT 20 | | LAND | 170,000 | 154,600 |
| Inf1 | FACTOR 100 | | BUILDING | 207,100 | 189,200 | | |
| Inf2 | PHY 100 | | DETACHED | 2,300 | 2,200 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 379,400 | 346,000 | | |

DETACHED

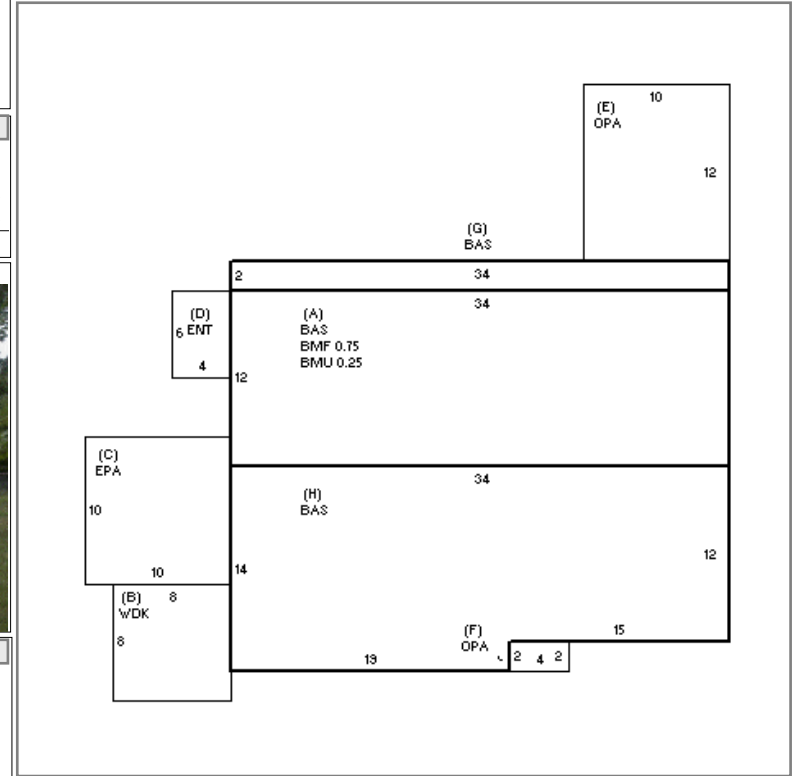
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|----------|------|-------|-----------|-------|------------|
| SHF | A | 1.00 | 30 0.70 | 2009 | 160 | 20.44 | 2,300 | 09/11/2013 |



| BLDG COMMENTS |
|---------------|
| |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/10/2013 | LF |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/6/2006 | EST |
| STYLE | 3 | 1.05 | SPLIT LEVEL [100%] | REVIEW | 4/11/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1963 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA | 922 | DETAIL ADJ | 1.081 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| \$NLA(RCN) | \$308 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1 | ADJ | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| ROOMS | 4 | | 1.00 | FLOOR COVER | 99 | N/A | 1.00 |
| BEDROOMS | 2 | | 1.00 | INT FINISH | 99 | N/A | 1.00 |
| BATHROOMS | 1 | | 1.00 | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| # 1/2 BATHS | 1 | | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 |
| TOT FIXTURES | 6 | \$4,410 | | ARPUD | 0 | | 1.00 |
| # UNITS | 1 | 1.00 | | AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 283,669 |
|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| A | BMU | N | BSMT UNFINISHED | 102 | | 52.05 | 5,309 | CONDITION ELEM | CD |
| A | BMF | N | BSMT FINISH-SEP | 306 | | 73.20 | 22,399 | EXTERIOR | |
| B | WDK | N | WOOD DECK | 64 | | 31.59 | 2,022 | INTERIOR | |
| C | EPA | N | ENCLOSED PORCH | 100 | | 74.40 | 7,440 | KITCHEN | |
| D | ENT | N | ENCLOSED ENTRY | 24 | | 81.08 | 1,946 | BATHS | |
| + | OPA | N | OPEN PORCH | 128 | | 42.70 | 5,466 | HEAT | |
| + | BAS | L | BASE AREA | 922 | 1963 | 248.00 | 228,660 | ELECT | |
| F11 | O | | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 | | |

| EFF.YR/AGE | 1980 / 41 |
|------------|------------|
| COND | 27 27 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 27 % GD 73 |
| RCNLD | \$207,100 |