

Key: 3769

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.255

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |  | LOCATION        |  |  |  |
|---|--|--|--|------------|----|------------|--|-----------------|--|--|--|
| WOOD JEFFREY R & MARY L<br>1670 CENTRAL ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 86-4-0     |    |            |  | 1670 CENTRAL ST |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert)    |  |  |  |
| WOOD JEFFREY R & MARY L   |  |  |  | 03/21/1979 | QS |            |  | 4629-206        |  |  |  |

| CLASS     | CLASS%     | DESCRIPTION   |                             |        | BN ID      | BN  | CARD   |     |
|-----------|------------|---------------|-----------------------------|--------|------------|-----|--------|-----|
| 1090      | 100        | MULTIPLE HSES |                             |        |            | 1   | 1 of 2 |     |
| PMT NO    | PMT DT     | TY            | DESC                        | AMOUNT | INSP       | BY  | 1st    | %   |
| BP-21-283 | 06/14/2021 | 6             | CYCL GROWTH                 | 27,360 | 06/17/2021 | SLB | 100    | 100 |
|           |            | 3             | ALTERATIONS                 |        | 04/11/2018 | SD  | 0      | 0   |
|           |            | 51            | CYCL GROWTH<br>FIELD REVIEW |        | 09/30/2013 | LF  | 0      | 0   |

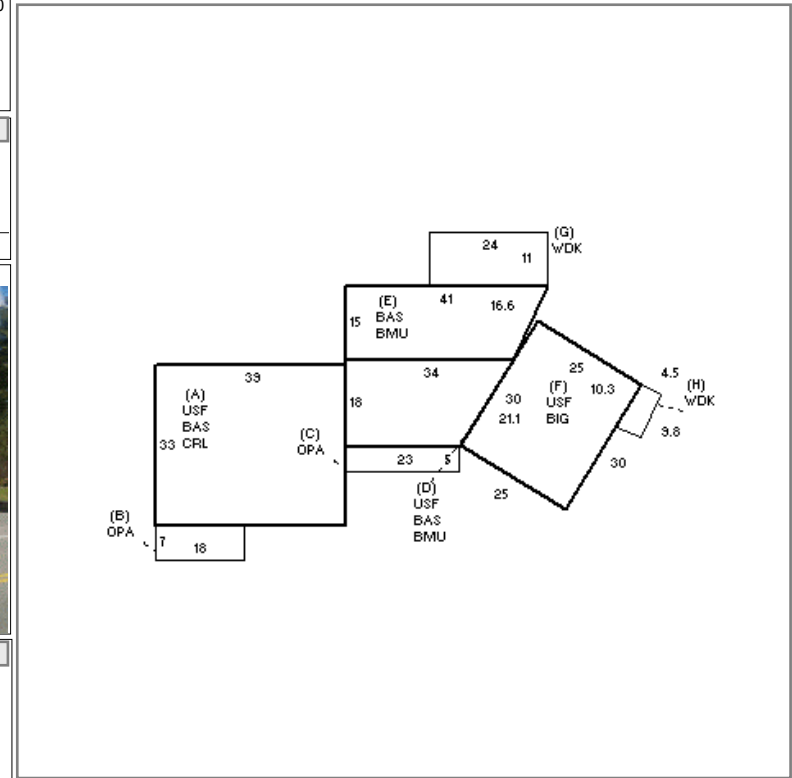
LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 43,560   | 3   | 1.00 | 100  | 188,000  | 1.00 | 100  | 1.00 | 3   | 1.00       | 188,000   |
| 300 | A | 7,370    | 3   | 1.00 | 100  | 5,700    | 0.77 | 100  | 1.00 | ELP | 1.00       | 32,550    |

|       |             |                  |          |         |          |         |          |
|-------|-------------|------------------|----------|---------|----------|---------|----------|
| TOTAL | 8.370 Acres | ZONING           | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | RES 3       | N<br>O<br>T<br>E | T 12374  |         | LAND     | 220,600 | 200,700  |
| Inf1  | FACTOR 100  |                  | BUILDING | 367,700 | 362,400  |         |          |
| Inf2  | PHY 100     |                  | DETACHED | 14,600  | 13,800   |         |          |
|       |             |                  | OTHER    | 29,400  | 30,800   |         |          |
|       |             |                  | TOTAL    | 632,300 | 607,700  |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| PLH | A    | 1.00 | 70 0.30  |      | 250   | 43.68     | 3,300 |
| SHF | A    | 1.00 | 40 0.60  |      | 200   | 20.44     | 2,500 |
| IPV | A    | 1.00 | 30 0.70  | 1990 | 648   | 19.48     | 8,800 |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 4/11/2018 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 4/11/2018 | SD |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 4/12/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

BLDG COMMENTS

INDING

| YEAR BLT   | 1800  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 735,307    |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 4,913 | DETAIL ADJ | 0.990 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | CRL | N | BSMT CRAWL      | 1,287 |      | 7.20      | 9,266   |                |            |
| \$NLA(RCN) | \$150 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | + | BAS | L | BASE AREA       | 2,363 | 1800 | 132.28    | 312,567 |                |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | USF | L | UPPER STORY FIN | 2,550 | 1800 | 120.20    | 306,515 |                |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | OPA | N | OPEN PORCH      | 241   |      | 42.70     | 10,291  |                |            |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,076 |      | 32.44     | 34,910  |                |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | F | BIG | N | BUILT-IN GARAGE | 750   |      | 63.73     | 47,797  |                |            |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 | + | WDK | N | WOOD DECK       | 314   |      | 31.60     | 9,922   |                |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | CONDITION ELEM | CD         |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EXTERIOR       |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | INTERIOR       |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | KITCHEN        |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | BATHS          |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | HEAT           |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ELECT          |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1958 / 63  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND           | 50 50 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR           | 50 % GD 50 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD          | \$367,700  |

