

Key: 3935

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.400

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| GRIFFITH SHERWOOD B & MAE P 106 HARVARD ST E BRIDGEWATER, MA 02333 | | | | 91-37-0 | | | | 106 HARVARD ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| GRIFFITH SHERWOOD B & MAE | | | | 08/04/1967 | QS | | 3383-548 | | | | |
| GRIFFITH SHERWOOD B & MAE | | | | 08/03/1967 | QS | | 3383-548 | | | | |

| 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 | % |
| | | 6 | CYCL GROWTH | | 09/09/2013 | LF | 0 | 0 |

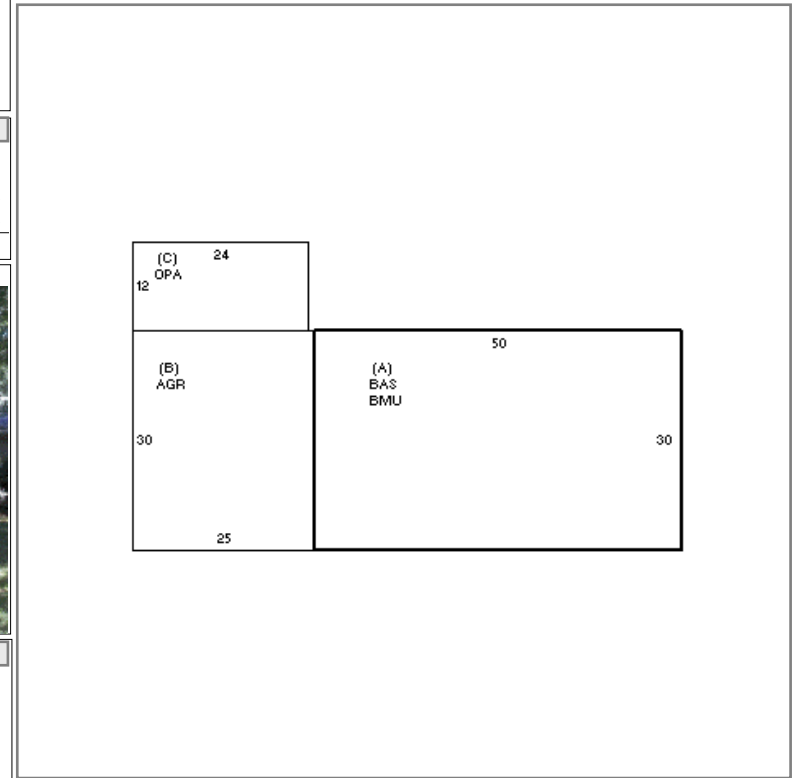
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|------|----|------------|-----------|
| 100 | S | 21,875 3 | 1.00 | 100 | 1.00 | 188,000 | 1.79 | 100 | 1.00 | 3 | 1.00 | 169,290 |

| TOTAL | 21,875 SF | ZONING | N T 8887 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|----------|----------|---------|----------|---------|----------|
| Ngh | RES 3 | N O T E | | LAND | 169,300 | 154,000 | | |
| Infl1 | FACTOR 100 | | | BUILDING | 229,600 | 214,900 | | |
| Infl2 | PHY 100 | | | DETACHED | 0 | 0 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 398,900 | 368,900 | | |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/9/2013 | LF |
|----------|----|------|-------------------|----------------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST REVIEW | 4/15/2013 | ER |
| STYLE | 1 | 1.00 | RANCH [100%] | | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

INDING

| YEAR BLT | 1961 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,500 | DETAIL ADJ | 1.020 |
| \$NLA(RCN) | \$269 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 3 | \$2,081 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 1,500 | | 35.15 | 52,727 |
| A | BAS | L | BASE AREA | 1,500 | 1961 | 187.63 | 281,451 |
| B | AGR | N | ATT GARAGE | 750 | | 64.37 | 48,280 |
| C | OPA | N | OPEN PORCH | 288 | | 42.70 | 12,298 |
| | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 |

| TOTAL RCN | 402.854 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1963 / 58 |
| COND | 43 43 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 43 % GD 57 |
| RCNLD | \$229,600 |