

Key: 3952

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.417

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| JOHNSON DANIEL & ALYSSA 303 HIGHLAND ST E BRIDGEWATER, MA 02333 | | | | 92-21-0 | | | | 303 HIGHLAND ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| JOHNSON DANIEL & ALYSSA | | | | 05/03/2019 | A | 100 | 51075-162 | | | | |
| GAUDET ALYSSA & JOHNSON D | | | | 04/25/2018 | QS | 339,900 | 49724-213 | | | | |
| ARLET MARC J | | | | 09/30/2014 | QS | 285,000 | 44797-211 | | | | |

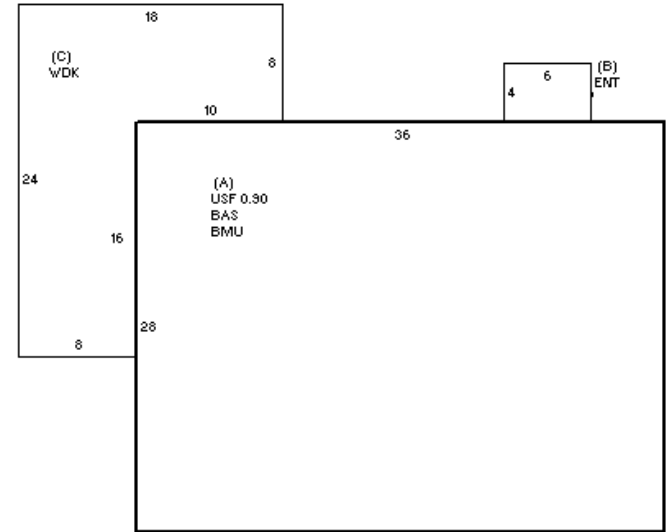
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|--------------|--------|------------|----|--------|---|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | 99 | OTHER | | 07/17/2019 | PW | 0 | 0 |
| | | 6 | CYCL GROWTH | | 07/05/2018 | SD | 0 | 0 |
| | | 51 | FIELD REVIEW | | 10/20/2014 | PW | 0 | 0 |
| | | 6 | CYCL GROWTH | | 09/09/2013 | 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 | 1.00 | 100 | 1.00 | 188,000 | 1.00 | 100 | 3 | 1.00 | 188,000 |
| 300 | A | 0.100 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | ELP | 1.00 | 570 |

DETACHED

| TOTAL | 1.100 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|--------|---------|--------------|----------------|----------------|
| Ngh | RES 3 | | N O T E | T 8575 | | LAND | 188,600 | 171,500 |
| Inf1 | FACTOR 100 | | | LAND | 247,600 | 212,200 | | |
| Inf2 | PHY 100 | | | OTHER | 4,400 | 4,200 | | |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 440,600 | 387,900 |



BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 05/22/2019 |
|-----|------|------|----------|------|-------|-----------|-------|-------|------------|
| SHF | A | 1.00 | 40 0.60 | | 240 | 20.19 | 2,900 | | |
| SHF | A | 1.00 | 40 0.60 | 1995 | 120 | 20.44 | 1,500 | | |

| BUILDING | CD | ADJ | DESC | MEASURE | 5/21/2019 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 4/15/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1950 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 375.078 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,915 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,008 | | 38.76 | 39,070 | | |
| \$NLA(RCN) | \$196 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 1,008 | 1950 | 171.64 | 173,016 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 907 | 1950 | 155.98 | 141,470 | | A |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | ENT | N | ENCLOSED ENTRY | 24 | | 81.08 | 1,946 | | F |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | WDK | N | WOOD DECK | 272 | | 31.60 | 8,595 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | U |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| CAPACITY | UNITS | ADJ | EFF.YR/AGE | 1969 / 52 |
|--------------|-------|---------|------------|------------|
| STORIES | 1.9 | 1.00 | COND | 34 34 % |
| ROOMS | 7 | 1.00 | FUNC | 0 |
| BEDROOMS | 4 | 1.00 | ECON | 0 |
| BATHROOMS | 2 | 1.00 | DEPR | 34 % GD 66 |
| # 1/2 BATHS | 0 | 1.00 | RCNLD | \$247,600 |
| TOT FIXTURES | 6 | \$4,162 | | |
| # UNITS | 1 | 1.00 | | |