

Key: 3956

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.421

LEGALLAND

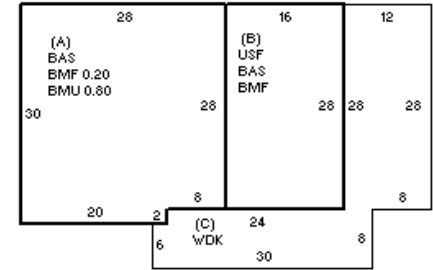
| CURRENT OWNER   |  |  |  | PARCEL ID                   |    |             |  | LOCATION        |    |            |              |
|---|--|--|--|-----------------------------|----|-------------|--|-----------------|----|------------|--------------|
| USOWICZ DAVID S & ELIZABETH A<br>374 HIGHLAND ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 92-25-0                     |    |             |  | 374 HIGHLAND ST |    |            |              |
|   |  |  |  | TRANSFER HISTORY            |    |             |  | DOS             | T  | SALE PRICE | BK-PG (Cert) |
|   |  |  |  | USOWICZ DAVID S & ELIZABETH |    |             |  | 03/13/2017      | QS | 389,900    | 48196-335    |
| USOWICZ STANLEY J & VALER   |  |  |  | 10/25/2013                  | A  | 1 43754-045 |  |                 |    |            |              |
| USOWICZ STANLEY J & VALER   |  |  |  | 05/01/1969                  | QS | 3518-646    |  |                 |    |            |              |

| 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 | %   |   |
| BP-18-64 | 05/31/2018 | 3             | ALTERATIONS | 34,850 |            |        |     | 0   | 0 |
|          |            | 99            | OTHER       |        | 04/24/2018 | PW     |     | 0   | 0 |
|          |            | 99            | OTHER       |        | 03/28/2018 | SD     |     | 0   | 0 |
| 3186     | 02/28/2017 | 3             | ALTERATIONS | 2,000  |            |        |     |     |   |
| 2658     | 08/31/2015 | 3             | ALTERATIONS | 26,000 | 05/23/2017 | SLB    | 100 | 100 | 0 |

| CD  | T | AC/SF/UN | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |      |         |
|-----|---|----------|------|------|------|----------|------|---------|------|-----|------------|-----------|------|---------|
| 100 | S | 33,715 3 | 1.00 | 100  | 1.00 | 100      | 1.00 | 188,000 | 1.23 | 100 | 1.00       | 3         | 1.00 | 179,500 |
| 300 | A | 2.562 3  | 1.00 | 100  | 1.00 | 100      | 1.00 | 5,700   | 1.00 | 100 | 1.00       | ELP       | 1.00 | 14,600  |

| TOTAL | 3.336 Acres | ZONING                                      | FRNT     | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|---|----------|---------|--------------|----------------|----------------|
| Ngh   | RES 3       | N<br>T<br>9321 c/w 92/37 & 3<br>O<br>T<br>E |          |         | LAND         | 194,100        | 176,600        |
| Inf1  | FACTOR 100  |   | BUILDING | 266,900 | 251,800      |                |                |
| Inf2  | PHY 100     |   | DETACHED | 35,100  | 33,300       |                |                |
|       |             |   | OTHER    | 0       | 0            |                |                |
|       |             |   |          |         | <b>TOTAL</b> | <b>496,100</b> | <b>461,700</b> |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|------|-------|-----------|--------|
| DGF | A    | 1.00 | 60 0.40  |      | 1,288 | 46.11     | 23,800 |
| 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 | CD | ADJ  | DESC                | MEASURE | 4/24/2018 | PW |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    |           |    |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 4/15/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

BLDG COMMENTS

DETACHED BUILDING

| YEAR BLT   | 1971  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T            | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 365,654 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|--------------|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,720 | DETAIL ADJ | 0.936 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N            | BSMT UNFINISHED | 659   |      | 36.50     | 24,056  |           |         |
| \$NLA(RCN) | \$213 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | +   | BAS | L            | BASE AREA       | 1,272 | 1971 | 163.54    | 208,023 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BMF | N            | BSMT FINISH-SEP | 613   |      | 51.34     | 31,470  |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B   | USF | L            | UPPER STORY FIN | 448   | 1971 | 148.61    | 66,579  |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | C   | WDK | N            | WOOD DECK       | 572   |      | 31.60     | 18,075  |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | BMG | O   | BSMT GARAGE  | 1               |       |      | 2,063.00  | 2,063   |           |         |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 | F21 | O   | FPL 2S 1OP   | 1               |       |      | 6,819.00  | 6,819   |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 | KIT | O   | XTRA KITCHEN | 1               |       |      | 5,387.00  | 5,387   |           |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |     |     |              |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |     |     |              |                 |       |      |           |         |           |         |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       |    |
| INTERIOR       |    |
| KITCHEN        |    |
| BATHS          |    |
| HEAT           |    |
| ELECT          |    |

|            |            |
|------------|------------|
| EFF.YR/AGE | 1980 / 41  |
| COND       | 27 27 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 27 % GD 73 |
| RCNLD      | \$266,900  |