**Key: 4017**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,474

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| GRANT EDWARD R<br>305 SUMMER ST<br>E BRIDGEWATER, MA 02333 | 93-23-0 | 305 SUMMER ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| GRANT EDWARD R | 09/19/2014 | QS | 274,000 | 44756-237 |
| BROWN JOHN & BURKE KELLY | 01/30/2004 | QS | 275,000 | 27472-200 |
| MAHONEY DEIRDRE A & EDWAR | 09/13/1996 | H | 87,000 | 14652-224 |

| 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-20-388 | 08/06/2020 | 3 | ALTERATIONS | 42,943 | 05/03/2021 | SLB | 100 | 100 |
| | | 6 | CYCL GROWTH | | 05/30/2015 | NR | 100 | 100 |
| | | 51 | FIELD REVIEW | | 10/20/2014 | PW | 0 | 0 |
| | | 6 | CYCL GROWTH | | 08/28/2013 | LF | 0 | 0 |
| | | 6 | CYCL GROWTH | | 06/16/2009 | | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 27,200 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 1.48 | 100 1.00 | 3 1.00 | | | 173,880 |

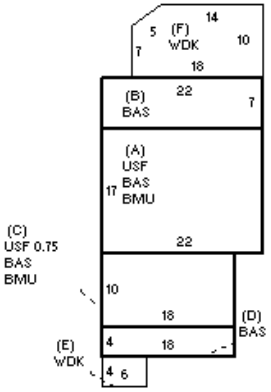
| TOTAL | 27,200 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 173,900 | 158,200 |
| BUILDING | 217,700 | 206,100 |
| DETACHED | 7,500 | 7,200 |
| OTHER | 0 | 0 |
| TOTAL | **399,100** | **371,500** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 60 0.40 | | | 200 | 70.91 | 5,700 |
| SHF | A 1.00 | 40 0.60 | 10 X 15 | | 150 | 20.44 | 1,800 |

PHOTO 05/03/2021




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 5/3/2021 | SLB |
| LIST | 5/3/2021 | SLB |
| REVIEW | 4/15/2013 | ER |

BLDG COMMENTS

| | | | |
|---|---|---|---|
| YEAR BLT | 1921 | SIZE ADJ | 1.000 |
| NET AREA | 1,289 | DETAIL ADJ | 0.918 |
| $NLA(RCN) | $201 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 5 | $3,121 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 4 | VINYL | 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 | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 554 | | 47.82 | 26,490 |
| + | USF | L | UPPER STORY FIN | 509 | 1921 | 163.34 | 83,140 |
| + | BAS | L | BASE AREA | 780 | 1921 | 179.74 | 140,201 |
| + | WDK | N | WOOD DECK | 198 | | 31.60 | 6,257 |

TOTAL RCN 259,209

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |

EFF.YR/AGE 2005 / 16

| | | | |
|---|---|---|---|
| COND | 16 | 16 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 16 | % GD | 84 |

RCNLD $217,700