

Key: 4030

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.486

LEGAL LAND

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| OKELLY THOMAS L & CYNTHIA L<br>32 BRENDA AVE<br>E BRIDGEWATER, MA 02333 |  |  |  | 93-37-0    |    |            |              | 32 BRENDA AV |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| OKELLY THOMAS L & CYNTHIA   |  |  |  | 08/24/1993 | QS | 157,000    | 12145-332    |              |  |  |  |
| FRABETTI WILLIAM P  |  |  |  | 11/19/1992 | J  | 25,000     | 11435-324    |              |  |  |  |
| FRABETTI WILLIAM P & DEBO   |  |  |  | 02/01/1973 | QS |            | 3859-562     |              |  |  |  |

| 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  |        | 09/08/2015 | SD | 0      | 0   |
|        |            | 51            | FIELD REVIEW |        | 09/12/2013 |    | 0      | 0   |
|        | 06/27/2012 | 6             | CYCL GROWTH  |        |            |    | 0      | 0   |
| 1015   | 10/31/2011 | 3             | ALTERATIONS  | 3,317  | 06/27/2012 |    | 100    | 100 |
| 185    | 08/31/2009 | 3             | ALTERATIONS  | 6,300  |            |    | 100    | 100 |

LEGAL LAND

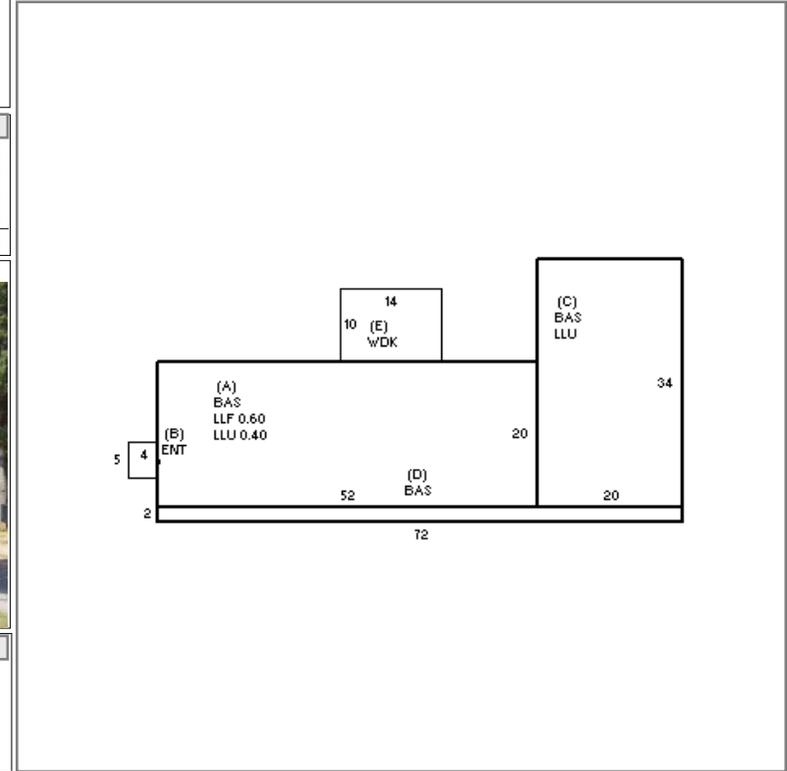
| CD  | T | AC/SF/UN | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |      |  |         |
|-----|---|----------|------|------|------|----------|------|---------|------|-----|------------|-----------|------|--|---------|
| 100 | S | 22,015 4 | 1.00 | 100  | 1.00 | 100      | 1.00 | 225,600 | 1.78 | 100 | 1.00       | 4         | 1.20 |  | 203,280 |

| TOTAL | 21,998 SF  | ZONING           | FRNT     | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|------------------|----------|---------|--------------|----------------|----------------|
| Ngh   | RES 4      | N<br>O<br>T<br>E | LOT 39   |         | LAND         | 203,300        | 169,500        |
| Inf1  | FACTOR 100 |                  | BUILDING | 324,500 | 277,200      |                |                |
| Inf2  | PHY 100    |                  | DETACHED | 11,300  | 10,700       |                |                |
|       |            |                  | OTHER    | 0       | 0            |                |                |
|       |            |                  |          |         | <b>TOTAL</b> | <b>539,100</b> | <b>457,400</b> |

DETACHED

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

PHOTO 09/09/2015



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 9/8/2015  | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    |           |    |
| STYLE    | 2  | 1.05 | RAISED RANCH [100%] | REVIEW  | 4/15/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

| BLDG COMMENTS |
|---------------|
|               |

BUILDING

| YEAR BLT   | 1970  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 444,521 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,864 | DETAIL ADJ | 1.081 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | LLU | N | LOWER LEVEL UNF | 1,096 |      | 56.67     | 62,108  |           |         |
| \$NLA(RCN) | \$238 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | LLF | N | LOWER LEVEL FIN | 624   |      | 109.73    | 68,470  |           |         |
|            |       |            |       | ROOF SHAPE      | 2  | HIP            | 1.00 | B | ENT | N | ENCLOSED ENTRY  | 20    |      | 81.10     | 1,622   |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | BAS | L | BASE AREA       | 1,864 | 1970 | 153.28    | 285,722 |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | E | WDK | N | WOOD DECK       | 140   |      | 31.60     | 4,424   |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   | BMG | O | BSMT GARAGE     | 2     |      | 2,063.00  | 4,126   |           |         |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 |   | F21 | O | FPL 2S 10P      | 2     |      | 6,819.50  | 13,639  |           |         |
|            |       |            |       | 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 | 1980 / 41  |
|------------|------------|
| COND       | 27 27 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 27 % GD 73 |
| RCNLD      | \$324,500  |