**Key: 4045**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,501

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| QUIRK PAULINE M<br>115 BRENDA AVE<br>E BRIDGEWATER, MA 02333 | 93-52-0 | 115 BRENDA AV |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| QUIRK PAULINE M | 07/13/1987 | QS | | 7857-058 |
| QUIRK JOHN M & PAULINE H | 07/12/1987 | QS | 150,000 | 7857-058 |
| KANTAROWSKI REGINA M | 04/14/1977 | QS | 34,900 | 4256-254 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

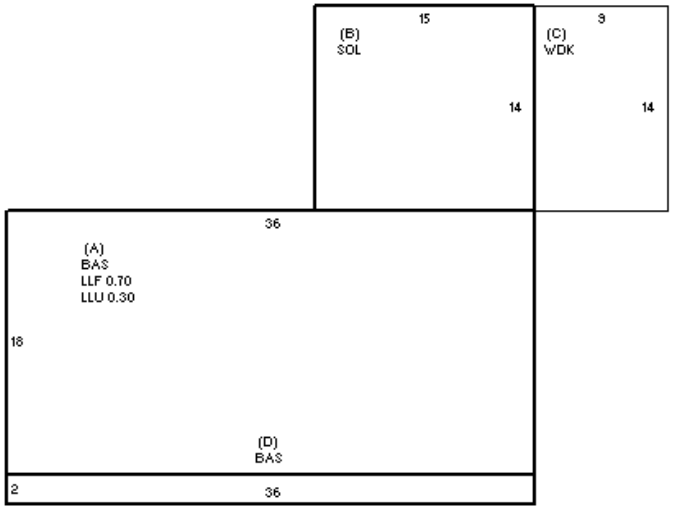
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 09/14/2015 | SD | 0 | 0 |
| | | 51 | FIELD REVIEW | | 09/10/2013 | | 0 | 0 |
| 110 | 06/03/2009 | 3 | ALTERATIONS | 22,000 | | | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 22,215 | 4 1.00 | 100 1.00 | 100 1.00 | 225,600 | 1.77 | 100 1.00 | 4 1.20 | | | 203,490 |

| TOTAL | 22,215 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 4 | NOTE | LOT 49 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 203,500 | 169,700 |
| BUILDING | 189,200 | 161,400 |
| DETACHED | 11,200 | 10,800 |
| OTHER | 0 | 0 |
| TOTAL | **403,900** | **341,900** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 40 0.60 | | | 100 | 20.44 | 1,200 |
| SHF | A 1.00 | 40 0.60 | | | 100 | 20.44 | 1,200 |
| IPV | A 1.00 | 30 0.70 | | 1990 | 648 | 19.48 | 8,800 |

PHOTO 09/15/2015

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/14/2015 | SD |
| LIST | | |
| REVIEW | 4/16/2013 | ER |

| YEAR BLT | 1970 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 930 | DETAIL ADJ | 1.050 |
| $NLA(RCN) | $279 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $2,142 |
| # 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 | 1 | FORCED AIR | 1.00 |
| 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 | LLU | N | LOWER LEVEL UNF | 194 | | 74.11 | 14,378 |
| A | LLF | N | LOWER LEVEL FIN | 454 | | 143.50 | 65,151 |
| B | SOL | L | SOL/ 3 SEASON | 210 | 1970 | 106.58 | 22,381 |
| C | WDK | N | WOOD DECK | 126 | | 31.60 | 3,982 |
| + | BAS | L | BASE AREA | 720 | 1970 | 200.47 | 144,338 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 259,191 |
|---|---|
| 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 | | $189,200 |