

Key: 4049

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.505

LEGALS

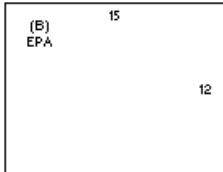
| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| GOMES RUI N & MARIA F<br>71 BRENDA AVE<br>E BRIDGEWATER, MA 02333 |  |  |  | 93-56-0    |    |            |              | 71 BRENDA AV |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| GOMES RUI N & MARIA F   |  |  |  | 06/30/2017 | QS | 347,500    | 48622-332    |              |  |  |  |
| TEBN REALTY TRUST   |  |  |  | 12/05/2016 | A  | 1          | 47835-241    |              |  |  |  |
| ALEMIAN SANDRA  |  |  |  | 06/17/2005 | QS | 345,000    | 30730-299    |              |  |  |  |

| 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    | %   |
| 3411   | 09/27/2017 | 99            | OTHER       |        | 03/27/2018 | SD  | 0      | 0   |
|        |            | 2             | ADDITIONS   | 2,050  | 05/20/2019 | SLB | 0      | 100 |
|        |            | 6             | CYCL GROWTH |        | 09/08/2015 | SD  | 0      | 0   |
|        |            | 6             | CYCL GROWTH |        | 09/10/2013 |     | 0      | 0   |
| 267    | 11/25/2009 | 3             | ALTERATIONS | 13,295 |            |     | 0      | 0   |

LAND

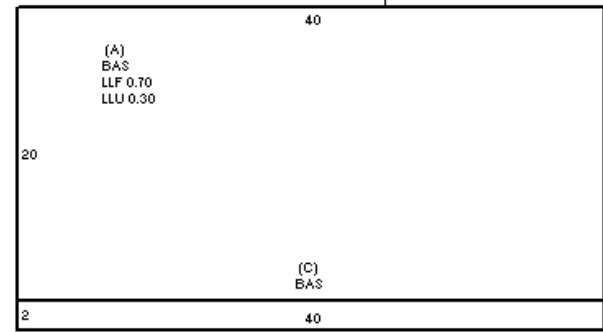
| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 22,000   | 4   | 1.00 | 100  | 1.00     | 100 | 1.00 | 4   | 1.20 |            | 203,270   |

| TOTAL | 22,000 SF  | ZONING           | FRNT         | 0              | ASSESSED       | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh   | RES 4      | N<br>O<br>T<br>E | LOT 45       |                | LAND           | 203,300 | 169,500  |
| Inf1  | FACTOR 100 |                  | BUILDING     | 203,300        | 173,700        |         |          |
| Inf2  | PHY 100    |                  | DETACHED     | 26,200         | 24,900         |         |          |
|       |            |                  | OTHER        | 0              | 0              |         |          |
|       |            |                  | <b>TOTAL</b> | <b>432,800</b> | <b>368,100</b> |         |          |



DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|----|-------|-----------|--------|
| DGF | A    | 1.00 | 20 0.80  |    | 572   | 51.83     | 23,700 |
| SHF | A    | 1.00 | 40 0.60  |    | 200   | 20.44     | 2,500  |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 3/27/2018 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    |           |    |
| STYLE    | 2  | 1.05 | RAISED RANCH [100%] | REVIEW  | 4/16/2013 | 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      | 278,549    |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 880   | DETAIL ADJ | 1.081 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 240   |      | 70.38     | 16,892  |                |            |
| \$NLA(RCN) | \$317 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | LLF | N | LOWER LEVEL FIN | 560   |      | 136.28    | 76,319  |                |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | EPA | N | ENCLOSED PORCH  | 180   |      | 74.40     | 13,392  |                |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | BAS | L | BASE AREA       | 880   | 1970 | 190.38    | 167,536 |                |            |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | CONDITION ELEM | CD         |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EXTERIOR       |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | INTERIOR       |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | KITCHEN        |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | BATHS          |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | HEAT           | U          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ELECT          |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1979 / 42  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND           | 27 27 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR           | 27 % GD 73 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD          | \$203,300  |