

Key: 413

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 361

LEGAL

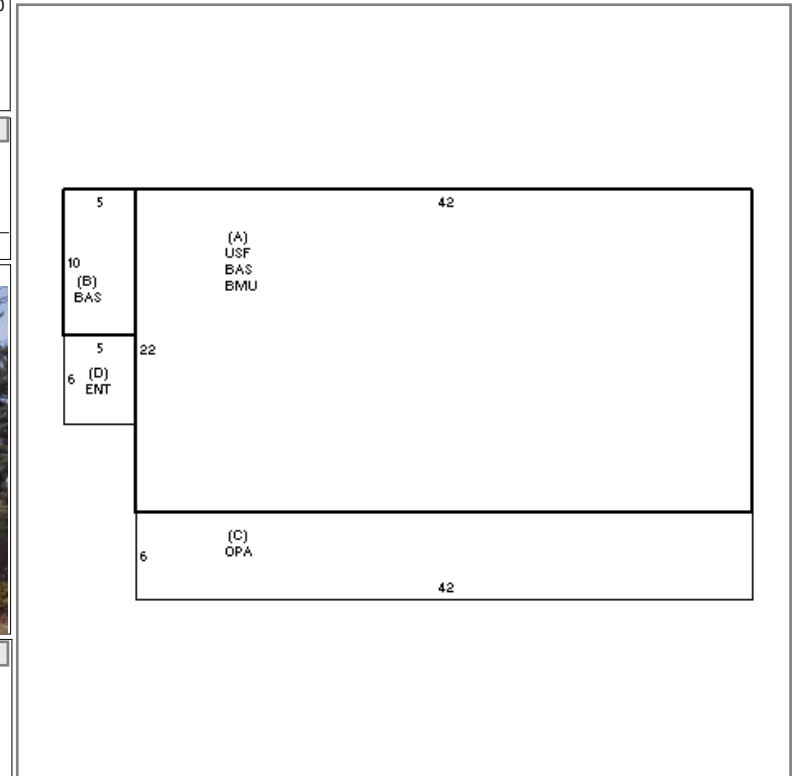
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | | | | |
|--|---|----------|-----|------------|------|-------------------|-----|--------------|---------|------|------------|-----------|-----|------|--|---------|
| REICHERT CHARLES B REICHERT CHRISTINE M 28 BIXBY DR E BRIDGEWATER, MA 02333 | | | | 7-439-0 | | | | 28 BIXBY DR | | | | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | | | | | | |
| REICHERT CHARLES B | | | | 06/18/2007 | A | 100 34683-286 | | | | | | | | | | |
| CRITICAL PATH SERVICES, I | | | | 06/20/2003 | N | 100 25499-214 | | | | | | | | | | |
| REICHERT CHARLES B & | | | | 02/08/1996 | A | 123,000 14129-228 | | | | | | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
| 100 | S | 5,445 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 178,600 | 6.60 | 100 | 1.00 | 2 | 0.95 | | 147,350 |
| 300 | A | 0.125 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | | 710 |

| 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 | | 09/28/2015 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 08/06/2013 | LF | 0 | 0 |
| | | 6 | CYCL GROWTH | | 04/04/2012 | | 0 | 0 |
| | | 6 | CYCL GROWTH | | 10/25/2007 | | 0 | 0 |

| TOTAL | 10,890 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|-------------------------------------|----------|---------|----------|---------|----------|
| Ngh | RES 2 | NOTE C/W 440, 437 & 438 / T 8584 | | | LAND | 148,100 | 134,700 |
| Inf1 | FACTOR 100 | | BUILDING | 190,800 | 183,600 | | |
| Inf2 | PHY 100 | | DETACHED | 18,700 | 17,800 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 357,600 | 336,100 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|--------|
| DGF | A | 1.00 | 20 0.80 | | 420 | 55.55 | 18,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/28/2015 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] | REVIEW | 3/18/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

DETACHED

BUILDING

| YEAR BLT | 1940 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 334,724 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,898 | DETAIL ADJ | 0.918 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 924 | | 39.77 | 36,744 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$176 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 924 | 1940 | 140.81 | 130,113 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 974 | 1940 | 154.96 | 150,929 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | OPA | N | OPEN PORCH | 252 | | 42.70 | 10,760 | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | D | ENT | N | ENCLOSED ENTRY | 30 | | 81.10 | 2,433 | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1963 / 58 |
| | | | | | | | | | | | | | | | | COND | 43 43 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 43 % GD 57 |
| | | | | | | | | | | | | | | | | RCNLD | \$190,800 |