

Key: 4318

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.717

LEGAL

LAND

DETACHED

BUILDING

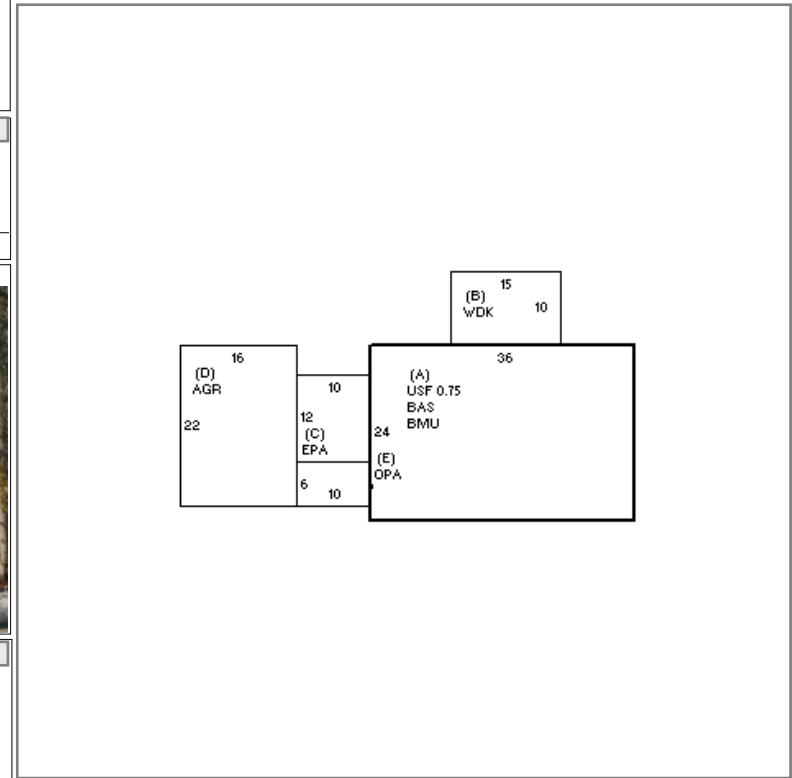
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| SALVATI DIANA E 640 ELM ST E BRIDGEWATER, MA 02333 | | | | 102-9-01-0 | | | | 640 ELM ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| SALVATI DIANA E | | | | 04/30/1998 | QS | 194,650 | | 16147-280 | | | |
| FURNACEBROOK CUSTOM HOMES | | | | 04/29/1998 | B | 100 | | 16147-279 | | | |
| RANDALL JEFFREY E | | | | 12/23/1996 | N | 170,000 | | 14866-077 | | | |

| 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-18-240 | 09/18/2018 | 3 | ALTERATIONS | 7,800 | | | | 0 |
| | | 6 | CYCL GROWTH | | 09/09/2013 | LF | | 0 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 35,506 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 3 | 1.00 | | 181,050 |

| TOTAL | 35,506 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh | RES 3 | N O T E | LOT 2 | | LAND | 181,100 | 164,700 |
| Inf1 | FACTOR 100 | | BUILDING | 281,400 | 246,100 | | |
| Inf2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 465,000 | 413,100 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A | 1.00 | 40 0.60 | 2005 | 200 | 20.44 | 2,500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/9/2013 | LF |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 4/17/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1998 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 360,730 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,512 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 864 | | 40.60 | 35,078 | | |
| \$NLA(RCN) | \$239 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BASE AREA | 864 | 1998 | 187.10 | 161,655 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 648 | 1998 | 170.02 | 110,175 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 150 | | 31.60 | 4,740 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | EPA | N | ENCLOSED PORCH | 120 | | 74.40 | 8,928 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | D | AGR | N | ATT GARAGE | 352 | | 77.57 | 27,305 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | E | OPA | N | OPEN PORCH | 60 | | 42.70 | 2,562 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | F21 | O | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1998 / 23 |
|------------|------------|
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |

| RCNLD | \$281,400 |
|-------|-----------|
|-------|-----------|