Key: 4403

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,790

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ADGA REALTY LOAN MANAGEMENT I LLC PO BOX 395 EAST BRIDGEWATER, MA 02333	104-1410-0	130 FRANKLIN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ADGA REALTY LOAN MANAGEME	09/03/2021	B	1	55601-198
ADGA REALTY LLC	01/14/2021	B	1	54197-127
MALDEN REAL ESTATE DEV LL	10/30/2015	U	300,000	46227-059

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		09/06/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,437	3 1.00	100 1.00	100 1.00	188,000	1.91	100 1.00	3 1.00			168,040

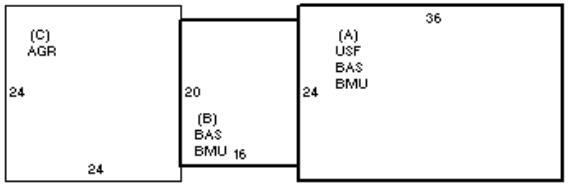
TOTAL	20,437 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	168,000	152,800
BUILDING	185,300	163,700
DETACHED	0	0
OTHER	0	0
TOTAL	**353,300**	**316,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/04/2013



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/6/2013	LF
LIST		
REVIEW	4/18/2013	ER

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,048	DETAIL ADJ	0.855
$NLA(RCN)	$181	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,488
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	13	NONE	0.90
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,184		37.13	43,961
+	BAS	L	BASE AREA	1,184	1980	140.75	166,647
A	USF	L	UPPER STORY FIN	864	1980	127.90	110,508
C	AGR	N	ATT GARAGE	576		67.88	39,101
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN 370,524

CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	
ELECT	

EFF.YR/AGE 1958 / 63

COND	50	50 %	
FUNC	0		
ECON	0		
DEPR	50	% GD	50

RCNLD $185,300