

Key: 4442

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.824

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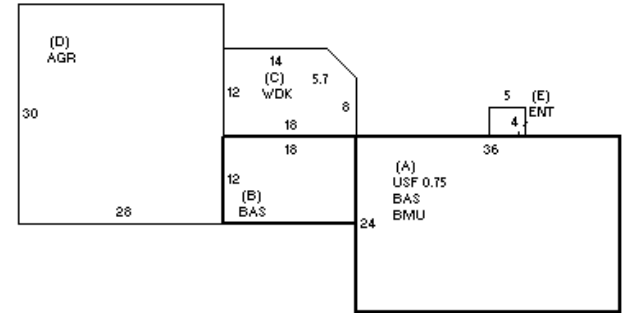
| CURRENT OWNER  |   |          |      | PARCEL ID  |      |            |              | LOCATION    |      |    |            |           |
|--|---|----------|------|------------|------|------------|--------------|-------------|------|----|------------|-----------|
| KING BRIEN G & MALLORY R<br>248 PINE ST<br>E BRIDGEWATER, MA 02333 |   |          |      | 106-29-0   |      |            |              | 248 PINE ST |      |    |            |           |
| TRANSFER HISTORY   |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |             |      |    |            |           |
| KING BRIEN G & MALLORY R   |   |          |      | 10/29/2020 | QS   | 375,000    | 53717-344    |             |      |    |            |           |
| GRENIER KEVIN  |   |          |      | 02/22/2019 | A    | 1          | 50832-180    |             |      |    |            |           |
| GREINER KEVIN & JENNIFER   |   |          |      | 09/15/2016 | QS   | 330,000    | 47462-294    |             |      |    |            |           |
| CD   | T | AC/SF/UN | Ngh  | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3        | Lpi  | VC | CREDIT AMT | ADJ VALUE |
| 100  | S | 23,000 3 | 1.00 | 100        | 1.00 | 188,000    | 1.72         | 100         | 1.00 | 3  | 1.00       | 170,250   |

| 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    | % |
| 1      | 01/04/2017 | 6             | CYCL GROWTH  |        | 05/11/2020 | SD | 0      | 0 |
| 3141   | 12/28/2016 | 6             | CYCL GROWTH  |        | 08/25/2017 | SD | 0      | 0 |
|        |            | 51            | FIELD REVIEW |        | 07/05/2017 | PW | 0      | 0 |
|        |            | 3             | ALTERATIONS  | 1,000  |            |    | 0      | 0 |
|        |            | 3             | ALTERATIONS  | 3,091  |            |    | 0      | 0 |

DET  
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| TOTAL | 23,000 SF  | ZONING           | FRNT         | 0              | ASSESSED       | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh   | RES 3      | N<br>O<br>T<br>E | LOT 6        |                | LAND           | 170,300 | 154,900  |
| Inf1  | FACTOR 100 |                  | BUILDING     | 236,100        | 211,200        |         |          |
| Inf2  | PHY 100    |                  | DETACHED     | 0              | 0              |         |          |
|       |            |                  | OTHER        | 0              | 0              |         |          |
|       |            |                  | <b>TOTAL</b> | <b>406,400</b> | <b>366,100</b> |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



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| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/11/2020 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/11/2020 | SD |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 4/18/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BLDG COMMENTS

| YEAR BLT   | 1964  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 407.041    |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 1,728 | DETAIL ADJ | 1.030 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N | BSMT UNFINISHED | 864   |      | 40.60     | 35,078  |                |            |
| \$NLA(RCN) | \$236 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A   | USF | L | UPPER STORY FIN | 648   | 1964 | 163.21    | 105,761 |                |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BAS | L | BASE AREA       | 1,080 | 1964 | 179.61    | 193,974 |                |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | C   | WDK | N | WOOD DECK       | 208   |      | 31.60     | 6,573   |                |            |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | D   | AGR | N | ATT GARAGE      | 840   |      | 63.11     | 53,012  |                |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | E   | ENT | N | ENCLOSED ENTRY  | 20    |      | 81.10     | 1,622   |                |            |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | F21 | O   |   | FPL 2S 10P      | 1     |      | 6,819.00  | 6,819   |                |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |     |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |                |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | CONDITION ELEM | CD         |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | EXTERIOR       |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | INTERIOR       |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | KITCHEN        |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | BATHS          |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | HEAT           |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | ELECT          |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1964 / 57  |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | COND           | 42 42 %    |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | DEPR           | 42 % GD 58 |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | RCNLD          | \$236,100  |