

Key: 4627

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.950

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| MANISCALCO STEPHANIE R 6 MALLARD LN E BRIDGEWATER, MA 02333 | | | | 115-26-0 | | | | 6 MALLARD LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MANISCALCO STEPHANIE R | | | | 11/04/2019 | QS | 565,000 | 51899-020 | | | | |
| ROSS DEAN E & PAMELA J | | | | 08/31/1998 | QS | 228,965 | 16554-028 | | | | |
| ROSS DEAN E & PAMELA J | | | | 08/30/1998 | D | 228,965 | 16554-028 | | | | |

| 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 | % |
| BB-20-586 | 11/30/2020 | 3 | ALTERATIONS | 20,900 | 04/05/2021 | SLB | 100 | 100 |
| BP-20-435 | 09/04/2020 | 3 | ALTERATIONS | 4,539 | | | 0 | 0 |
| | | 6 | CYCL GROWTH | | 02/20/2020 | SD | 0 | 0 |
| | | 3 | ALTERATIONS | | | | 0 | 0 |
| 1963 | 04/29/2014 | 6 | CYCL GROWTH | 4,600 | 09/03/2013 | LF | 0 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 43,560 | 5 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5 | 1.20 | | 225,600 |
| 300 | A | 0.030 | 5 | 1.00 | 100 | 1.00 | 100 | 1.00 | ELP | 1.00 | | 170 |

DETACHED

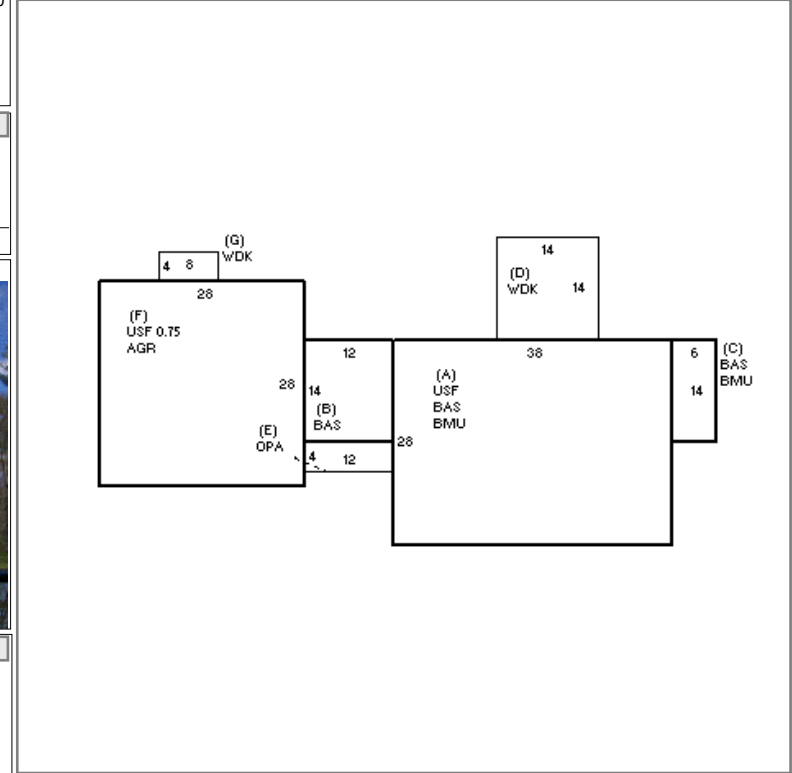
| TOTAL | 1.030 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|---------------|----------------|----------------|---------|----------|
| Ngh | RES 5 | | N O T E | LOT 22 95-172 | | LAND | 225,800 | 196,800 |
| Inf1 | FACTOR 100 | | | BUILDING | 428,500 | 383,000 | | |
| Inf2 | PHY 100 | | | DETACHED | 8,800 | 8,400 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 663,100 | 588,200 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| IPV | A | 1.00 | 30 0.70 | 2005 | 648 | 19.48 | 8,800 |

PHOTO 04/08/2021



BLDG COMMENTS
in house generator



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/5/2021 | SLB |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/5/2021 | SLB |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 4/19/2013 | ER |
| QUALITY | + | 1.05 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

I

| YEAR BLT | 1998 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 549,341 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,968 | DETAIL ADJ | 0.969 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,148 | | 39.31 | 45,132 | | |
| \$NLA(RCN) | \$185 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | USF | L | UPPER STORY FIN | 1,652 | 1998 | 136.90 | 226,164 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,316 | 1998 | 150.65 | 198,260 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 228 | | 33.18 | 7,565 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | E | OPA | N | OPEN PORCH | 48 | | 44.84 | 2,153 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | F | AGR | N | ATT GARAGE | 784 | | 67.00 | 52,529 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | | FPL 2S 1OP | 1 | | 7,160.00 | 7,160 | | |
| | | | | 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 | 1998 / 23 |
|------------|------------|
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$428,500 |