

Key: 4647

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.968

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ADGA REALTY LOAN MANAGEMENT II LLC PO BOX 395 EAST BRIDGEWATER, MA 02333				116-7-0				37 OAK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ADGA REALTY LOAN MANAGEME				09/03/2021	B	1 55601-234					
ADGA REALTY LLC				01/14/2021	B	1 54197-142					
MALDEN REAL ESTATE DEVEL				02/09/2016	U	750,000 46571-225					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
48	04/20/2009	99	OTHER		04/11/2018	SD	0 0
481	04/19/2006	6	CYCL GROWTH		09/23/2014	SLB	0 0
		5	SPLIT/SUB		02/09/2012		0 0
		2	ADDITIONS		06/19/2009	DF	100 100
		3	ALTERATIONS	10,000			100 100

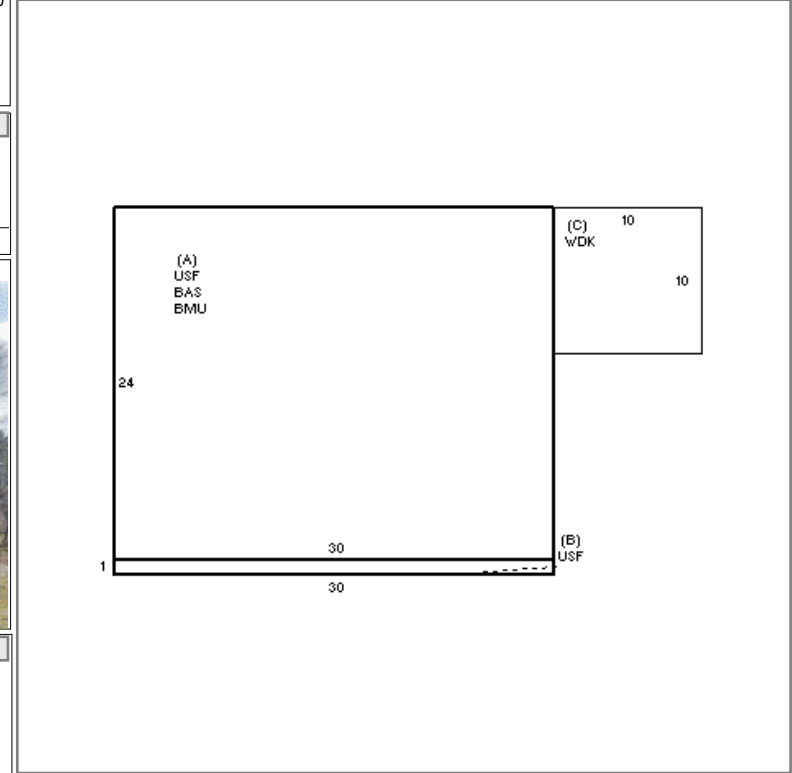
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 3	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	4,310 3	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	24,570

DETACHED

TOTAL	5.310 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	LIFE ESTATE THEN TO PAUL STETSON JR. ANN THOMPSON P DONOVAN & C QUAGLIA. . PLAN 11-277; PARCEL A = 2.56 AC			LAND	212,600	193,400	
Infl1	FACTOR 100				BUILDING	219,900	192,900	
Infl2	PHY 100				DETACHED	8,000	7,500	
					OTHER	313,900	292,400	
					TOTAL	754,400	686,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ASH	A	1.00 60 0.40	12 X 18		216	11.06	1,000
DGF	-	0.90 60 0.40	18 X 18		324	53.69	7,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2018	SD
MODEL	1		RESIDENTIAL	LIST	4/11/2018	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/1/2013	DF
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
RES/STETSON'S NURSERY		
hse renovated fy07		
add ofp		

INDING

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	297,112
NET AREA	1,470	DETAIL ADJ	0.950	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		45.33	32,634		
\$NLA(RCN)	\$202	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	720	1985	184.89	133,118		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	750	1985	168.01	126,007		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	100		33.18	3,318		
				FLOOR COVER	3	W/W CARPET	1.00										
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	3	ELECTRIC	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	1985 / 36
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$219,900

