

Key: 4671

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.990

LEG  
AL  
LAND

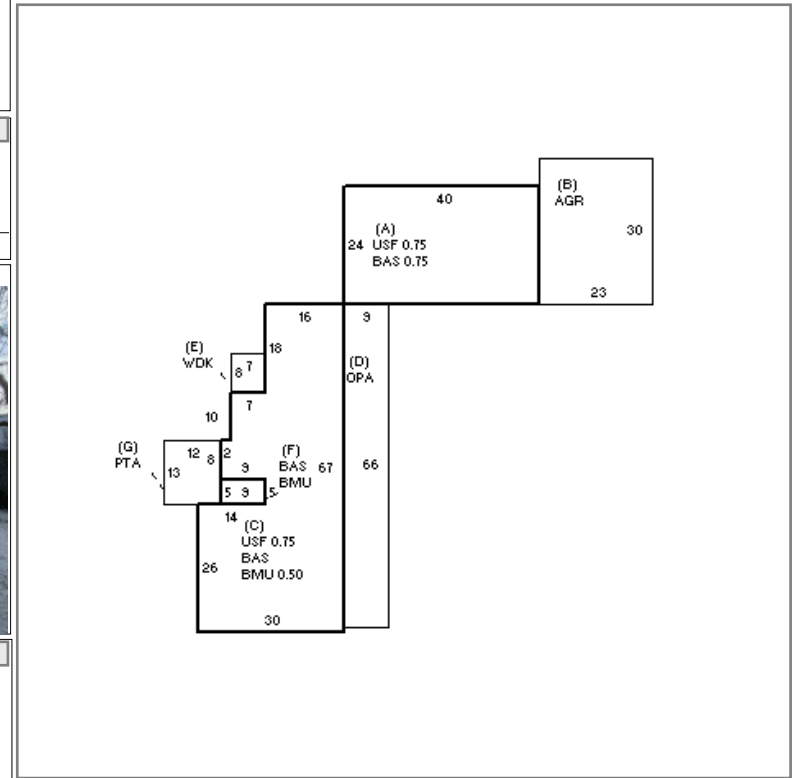
CURRENT OWNER				PARCEL ID				LOCATION				
LOST ARROW LLC 25 GOLD ST WHITMAN, MA 02382				116-34-0				81 OAK ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
LOST ARROW LLC				01/15/2015	A	100	45148-135					
CALEF CRAIG & MERRILL IAN				01/15/2015	QS	380,000	45148-132					
81 OAK ST REALTY TRUST				10/31/2006	A	1	33603-345					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,509 3	1.00	100	1.00	188,000	1.08	100	1.00	3	1.00	184,500

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-373	07/29/2021	3	ALTERATIONS	13,708				0
		60	SITE INSPECT		12/14/2017	RJM	100	100
		51	FIELD REVIEW		01/26/2016	PW	100	100
		99	OTHER		08/12/2014	LF	100	100
		6	CYCL GROWTH		01/09/2013	LFF	100	100

DET  
ACHED

TOTAL	39,509 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	184,500	167,800
Inf1	FACTOR 100				BUILDING	316,600	301,500
Inf2	PHY 100				DETACHED	3,300	3,100
					OTHER	92,300	84,900
					TOTAL	596,700	557,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 20 0.80	10X20		200	20.44	3,300



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BUILDING	CD	ADJ	DESC	MEASURE	12/14/2017	RJM
MODEL	5		CIM-5	LIST	12/14/2017	EST
STYLE	13	0.80	APARTMENTS [83%]	REVIEW	1/12/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	545,791
NET AREA	4,247	DETAIL ADJ	0.803	FOUNDATION	3	FOUND. WALL	1.00	A	BAS	L	BASE AREA	720	1900	111.60	80,355		
\$NLA(RCN)	\$129	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	1,904	1900	111.60	212,494		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	690		45.50	31,395		
				ROOF COVER	10	METAL	1.00	+	BMU	N	BSMT UNF	834		23.90	19,933		
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	1,623	1900	111.60	181,133		
				INT. FINISH	1	PLASTER	1.04	D	OPA	N	OPEN PORCH	594		23.90	14,197		
				HEATING/COOL	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	56		18.89	1,058		
				FUEL SOURCE	1	OIL	1.00	G	PTA	N	PATIO	156		5.10	796		
				ARPUD	0		1.00		FPL	O	FIREPLACE	1		4,430.00	4,430		
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1970 / 51
																COND	42 42 %
																FUNC	0
																ECON	0
																DEPR	42 % GD 58
																RCNLD	\$316,600

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Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.991

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LOST ARROW LLC 25 GOLD ST WHITMAN, MA 02382		116-34-0		81 OAK ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1110	100	4 TO 8 UNITS				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %


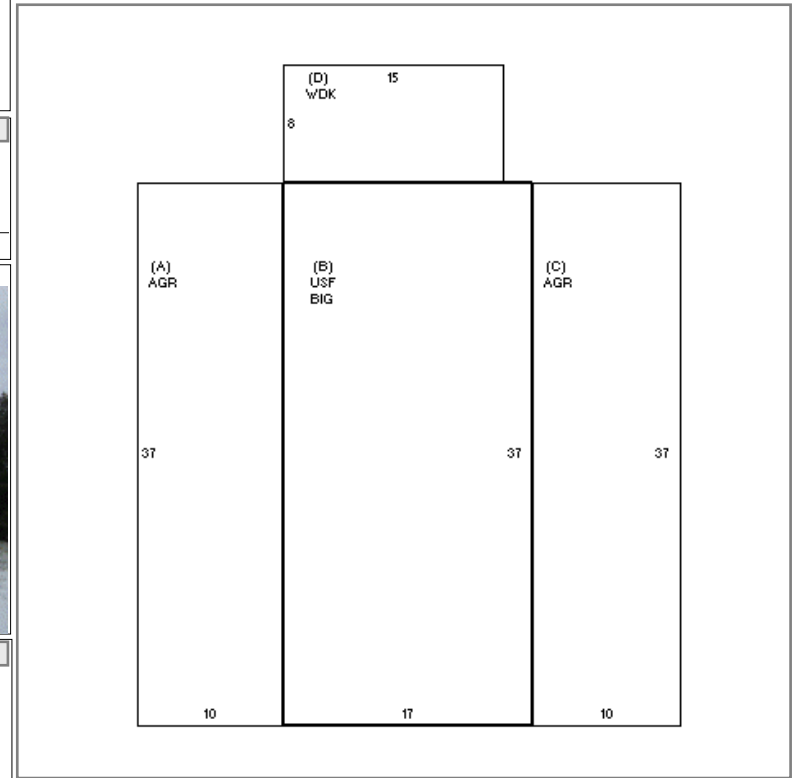
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	92,300	
Infl1		BUILDING			
Infl2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/14/2017

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2017	RJM
MODEL	1		RESIDENTIAL	LIST	12/14/2017	EST
STYLE	18	1.00	GAR/QTRS [100%]	REVIEW	1/12/2018	RJM
QUALITY	-	0.95	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
age=est /APT OVER GARAGE

G

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	225,201	
NET AREA	629	DETAIL ADJ	0.940	FOUNDATION	2	SLAB	0.95	+	AGR	N	ATT GARAGE	740		56.09	41,504	CONDITION ELEM	CD	
\$NLA(RCN)	\$358	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	629		52.72	33,162	EXTERIOR	F	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	629	1960	230.70	145,112	INTERIOR	F	
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	120		30.02	3,602	KITCHEN	F	
ROOMS	4	1.00		FLOOR COVER	3	W/W CARPET	1.00									BATHS	F	
BEDROOMS	2	1.00		INT FINISH	2	DRYWALL	1.00									HEAT	A	
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT	A	
# 1/2 BATHS	0	1.00		FUEL SOURCE	3	ELECTRIC	1.00											
TOT FIXTURES	3	\$1,822		ARPUD	0		1.00											
# UNITS	1	1.00		AFFORDABLE	0		1.00											
																EFF.YR/AGE	1962 / 59	
																COND	44 %	
																FUNC	15	
																ECON	0	
																DEPR	59 % GD	41
																RCNLD	\$92,300	