

Key: 4674

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.994

LEGAL

LAND

DETACHED

BUILDING

INDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|------|------------|-------|------------|--------------|------------------|------|----|------------|-----------|
| BADGER ERIC 88 WASHINGTON ST E BRIDGEWATER, MA 02333 | | | | 116-38-0 | | | | 88 WASHINGTON ST | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| BADGER ERIC | | | | 02/17/2017 | QS | 255,000 | 48124-241 | | | | | |
| NEAS ROBERT F & ALISON M | | | | 12/14/1998 | QS | 155,000 | 16935-093 | | | | | |
| CULLINAN JOHN R & DONNA M | | | | 07/14/1993 | QS | 128,900 | 12035-265 | | | | | |
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 16,150 3 | 1.00 | 100 | 1.00 | 188,000 | 2.36 | 100 | 1.00 | 3 | 1.00 | 164,340 |

| 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 | % |
| BP-21-258 | 06/01/2021 | 3 | ALTERATIONS | 15,000 | | | | 0 |
| BP-21-199 | 05/03/2021 | 3 | ALTERATIONS | 6,000 | | | | 0 |
| | | 99 | OTHER | | 03/28/2018 | SD | | 0 |
| | | 6 | CYCL GROWTH | | 10/10/2013 | SLB | | 0 |
| | | 51 | FIELD REVIEW | | 09/16/2013 | | | 0 |

| TOTAL | 16,150 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|------------------|----------|---------|----------------|----------------|----------|
| Ngh | RES 3 | N O T E | LOT 2 | | LAND | 164,300 | 149,500 |
| Infl1 | FACTOR 100 | | BUILDING | 168,400 | 159,800 | | |
| Infl2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | 335,200 | 311,600 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 40 0.60 | | | 200 | 20.44 | 2,500 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 3/28/2018 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] | REVIEW | 4/19/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1962 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 280,667 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,656 | DETAIL ADJ | 0.918 | FOUNDATION | 3 | CONT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 792 | | 9.27 | 7,342 | | |
| \$NLA(RCN) | \$169 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 1,368 | 1962 | 162.63 | 222,484 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | USF | L | UPPER STORY FIN | 288 | 1962 | 147.79 | 42,563 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | OPA | N | OPEN PORCH | 150 | | 42.70 | 6,405 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | F |
| | | | | | | | | | | | | | | | | INTERIOR | F |
| | | | | | | | | | | | | | | | | KITCHEN | F |
| | | | | | | | | | | | | | | | | BATHS | F |
| | | | | | | | | | | | | | | | | HEAT | |
| | | | | | | | | | | | | | | | | ELECT | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1965 / 56 |
| | | | | | | | | | | | | | | | | COND | 40 40 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 40 % GD 60 |
| | | | | | | | | | | | | | | | | RCNLD | \$168,400 |