

Key: 4825

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.110

LEGAL

| CURRENT OWNER  |   |          |      | PARCEL ID  |      |            |              | LOCATION         |      |    |            |           |
|--|---|----------|------|------------|------|------------|--------------|------------------|------|----|------------|-----------|
| PAULINO LISANNA R<br>43 WASHINGTON ST<br>E BRIDGEWATER, MA 02333 |   |          |      | 125-13-0   |      |            |              | 43 WASHINGTON ST |      |    |            |           |
| TRANSFER HISTORY   |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |                  |      |    |            |           |
| PAULINO LISANNA R  |   |          |      | 12/20/2019 | QS   | 368,000    | 52129-246    |                  |      |    |            |           |
| KIELY CHRISTOPHER W & KAT  |   |          |      | 08/29/2012 | QS   | 285,500    | 41868-256    |                  |      |    |            |           |
| SEXTON EDWARD J & SHARON   |   |          |      | 03/25/2011 | A    | 1          | 39783-122    |                  |      |    |            |           |
| CD   | T | AC/SF/UN | Ngh  | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3             | Lpi  | VC | CREDIT AMT | ADJ VALUE |
| 100  | S | 25,397 3 | 1.00 | 100        | 1.00 | 188,000    | 1.57         | 100              | 1.00 | 3  | 1.00       | 172,320   |

LAND

| TOTAL | 25,397 SF  | ZONING                                       | FRNT         | 0       | ASSESSED       | CURRENT        | PREVIOUS |
|-------|------------|--|--------------|---------|----------------|----------------|----------|
| Ngh   | RES 3      | N<br>O<br>T<br>E<br><br>T 10472/ PLAN 12-144 |              |         | LAND           | 172,300        | 156,700  |
| Inf1  | FACTOR 100 |  | BUILDING     | 259,900 | 231,100        |                |          |
| Inf2  | PHY 100    |  | DETACHED     | 0       | 0              |                |          |
|       |            |  | OTHER        | 0       | 0              |                |          |
|       |            |  | <b>TOTAL</b> |         | <b>432,200</b> | <b>387,800</b> |          |

DETACHED

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



BLDG COMMENTS

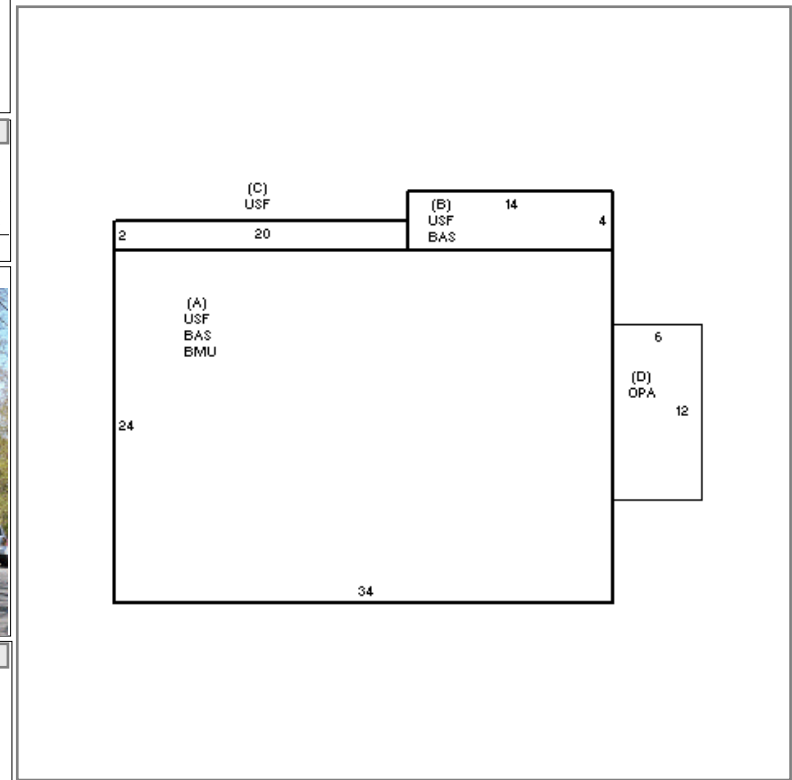
BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/14/2020 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/14/2020 | SD |
| STYLE    | 5  | 0.95 | COLONIAL [100%]   | REVIEW  | 4/19/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

G

| YEAR BLT     | 1950  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION    | ADJ  |
|--------------|-------|------------|---------|-----------------|----|----------------|------|
| NET AREA     | 1,784 | DETAIL ADJ | 0.978   | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 |
| \$NLA(RCN)   | \$184 | OVERALL    | 1.000   | EXT COVER       | 1  | WD SHINGLES    | 1.00 |
| CAPACITY     |       |            |         | ROOF SHAPE      | 1  | GABLE          | 1.00 |
| STORIES      | 2     | UNITS      | 1.00    | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |
| ROOMS        | 7     | ADJ        | 1.00    | FLOOR COVER     | 99 | N/A            | 1.00 |
| BEDROOMS     | 4     |            | 1.00    | INT FINISH      | 99 | N/A            | 1.00 |
| BATHROOMS    | 2     |            | 1.00    | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 |
| # 1/2 BATHS  | 1     |            | 1.00    | FUEL SOURCE     | 2  | GAS            | 1.00 |
| TOT FIXTURES | 8     |            | \$5,320 | ARPUD           | 0  |                | 1.00 |
| # UNITS      | 1     |            | 1.00    | AFFORDABLE      | 0  |                | 1.00 |

| 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-20-56 | 02/11/2020 | 6             | CYCL GROWTH  | 1,078  | 05/14/2020 | SDP | 0    | 0   |
|          |            | 3             | ALTERATIONS  |        | 09/26/2013 | PW  | 0    | 0   |
|          |            | 51            | FIELD REVIEW |        | 09/16/2013 |     | 0    | 0   |
| SS14-29  | 12/31/2012 | 51            | FIELD REVIEW |        | 11/15/2013 | ER  | 100  | 100 |
|          |            | 5             | SPLIT/SUB    |        |            |     |      |     |



| TOTAL RCN      | 329,003    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 2000 / 21  |
| COND           | 21 21 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 21 % GD 79 |
| RCNLD          | \$259,900  |