**Key: 4839**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,124

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BARRETT AMY E<br>215 WINTER ST<br>E BRIDGEWATER, MA 02333 | 127-12-0 | 215 WINTER ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BARRETT AMY E | 10/31/2016 | QS | 390,000 | 47678-271 |
| BYRNE TIMOTHY J | 05/20/2002 | A | 1 | 22100-283 |
| BYRNE TIMOTHY J & ANN M | 09/29/1987 | QS | | 8033-031 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

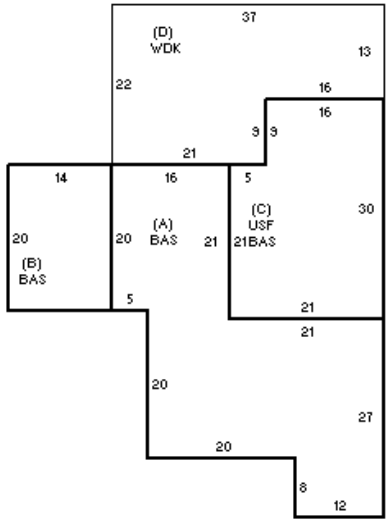
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 04/13/2021 | SD | 0 | 0 |
| | | 51 | FIELD REVIEW | | 07/10/2017 | PW | 0 | 0 |
| 3070 | 09/28/2016 | 3 | ALTERATIONS | | | | 0 | 0 |
| | | 6 | CYCL GROWTH | | 08/29/2013 | LF | 0 | 0 |
| 566 | 06/01/2004 | 2 | ADDITIONS | 25,000 | 05/05/2006 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,681 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 2.42 | 100 1.00 | 3 1.00 | | | 163,930 |

| TOTAL | 15,682 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 163,900 | 149,100 |
| BUILDING | 305,600 | 293,300 |
| DETACHED | 13,300 | 12,600 |
| OTHER | 0 | 0 |
| TOTAL | **482,800** | **455,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 30 0.70 | 11X21 | 1990 | 231 | 66.94 | 10,800 |
| SHF | A 1.00 | 40 0.60 | | 1995 | 200 | 20.44 | 2,500 |

PHOTO 04/14/2021

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 0.90 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 4/13/2021 | SD |
| LIST | 4/13/2021 | SD |
| REVIEW | 4/19/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1900 | SIZE ADJ | 1.000 |
| NET AREA | 2,485 | DETAIL ADJ | 0.889 |
| $NLA(RCN) | $148 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 9 | $5,441 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 0.95 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 11 | HW/COOL AIR | 1.04 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,315 | 1900 | 137.98 | 181,448 |
| C | BAS | L | BASE AREA | 585 | 2004 | 137.98 | 80,720 |
| C | USF | L | UPPER STORY FIN | 585 | 2004 | 125.39 | 73,353 |
| D | WDK | N | WOOD DECK | 670 | | 31.60 | 21,172 |
| | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 |

| TOTAL RCN | 368,151 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 2004 / 17 |
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 17 % GD 83 |
| RCNLD | $305,600 |