

Key: 4903

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.182

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| MANNETT WILLIAM M & DEBORAH A<br>37 CHESTNUT ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 59-8-04-0  |    |            |              | 37 CHESTNUT ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| MANNETT WILLIAM M & DEBOR  |  |  |  | 02/27/1998 | F  | 1          | 15933-101    |                |  |  |  |
| MANNETT WILLIAM M & DEBOR  |  |  |  | 06/27/1996 | QS | 135,000    | 14469-148    |                |  |  |  |
| WELCH ERNEST J & CORINE M  |  |  |  | 09/30/1994 | QS | 53,000     | 13180-268    |                |  |  |  |

| 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    | % |
| 9      | 03/08/2001 | 51            | FIELD REVIEW |        | 10/15/2013 | LF  | 0      | 0 |
|        |            | 1             | NEW CONST    |        | 08/08/2002 | SLB | 100    | 0 |

LAND

| CD  | T | AC/SF/UN | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 43,560 3 | 1.00 | 100  | 1.00 | 100      | 1.00 | 188,000 | 1.00 | 100 | 1.00       | 3         | 188,000 |
| 300 | A | 0.300 3  | 1.00 | 100  | 1.00 | 100      | 1.00 | 5,700   | 1.00 | 100 | 1.00       | ELP       | 1,710   |

DETACHED

| TOTAL | 1.300 Acres |         | ZONING | FRNT  | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|---------|--------|-------|---|--------------|----------------|----------------|
| Ngh   | RES 3       | N O T E |        | LOT 3 |   | LAND         | 189,700        | 172,600        |
| Inf1  | FACTOR 100  |         |        |       |   | BUILDING     | 208,600        | 178,800        |
| Inf2  | PHY 100     |         |        |       |   | DETACHED     | 2,500          | 2,300          |
|       |             |         |        |       |   | OTHER        | 0              | 0              |
|       |             |         |        |       |   | <b>TOTAL</b> | <b>400,800</b> | <b>353,700</b> |

(A)  
ATF 0.50  
BAS  
BMU

(B)  
OPA


14

24

36

10

BUILDING

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD | PHOTO  | 10/15/2013 |
|-----|------|------|----------|------|-------|-----------|-------|--|------------|
| SHF | A    | 1.00 | 40 0.60  | 1997 | 200   | 20.44     | 2,500 |  |            |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/15/2013 | LF  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/8/2002   | SLB |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 4/22/2013  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 1994  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 270,901 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,296 | DETAIL ADJ | 1.020 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 864   |      | 40.60     | 35,078  |           |         |
| \$NLA(RCN) | \$209 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | A | BAS | L | BASE AREA       | 864   | 1994 | 199.18    | 172,095 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | ATF | L | ATTIC FINISH    | 432   | 1994 | 128.86    | 55,669  |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B | OPA | N | OPEN PORCH      | 140   |      | 42.70     | 5,978   |           |         |
|            |       |            |       | 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       |    |
| INTERIOR       |    |
| KITCHEN        |    |
| BATHS          |    |
| HEAT           |    |
| ELECT          |    |

| EFF.YR/AGE | 1994 / 27 |         |
|------------|-----------|---------|
| COND       | 23        | 23 %    |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 23        | % GD 77 |
| RCNLD      | \$208,600 |         |