

Key: 4912

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.191

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| GIRARD DANIEL R & KATHY ANN S/O GIRARD REALTY TRUST 15 PHEASANT RUN E BRIDGEWATER, MA 02333 | | | | 60-16-11-0 | | | | 15 PHEASANT RUN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| GIRARD REALTY TRUST | | | | 09/20/2022 | A | 1 | 57252-285 | | | | |
| GIRARD DANIEL R & KATHY A | | | | 07/29/1991 | D | 166,180 | 10402-017 | | | | |
| TRECEN INC | | | | 05/01/1991 | L | 60,000 | 10257-071 | | | | |


| 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 % |
| 1309 | 09/13/2012 | 6 | CYCL GROWTH | | 07/02/2013 | | 0 0 |
| 99 | 03/15/2002 | 3 | ALTERATIONS | 17,000 | | | 0 0 |
| | | 6 | CYCL GROWTH | | 03/15/2002 | KEO | 100 100 |

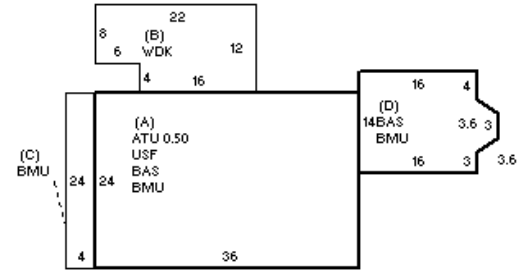
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|-----|------|------------|-----------|
| 100 | S | 35,000 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | | 4 | 1.20 | | 216,740 |

| TOTAL | 35,000 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh | RES 4 | NOTE | | | LAND | 216,700 | 180,700 |
| Infl1 | FACTOR 100 | | BUILDING | 315,300 | 278,000 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 532,000 | 458,700 |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 05/09/2014 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/2/2013 | LF | BLDG COMMENTS |
|----------|----|------|---------------------|---------|-----------|----|---------------|
| MODEL | 1 | | RESIDENTIAL | LIST | | | + 1/2 bath, |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 4/22/2013 | ER | |
| QUALITY | + | 1.05 | AVG +/GOOD - [100%] | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | |

| YEAR BLT | 1991 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 414,920 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,967 | DETAIL ADJ | 0.988 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,199 | | 38.88 | 46,613 | | |
| \$NLA(RCN) | \$211 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | BAS | L | BASE AREA | 1,103 | 1991 | 172.94 | 190,758 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 864 | 1991 | 157.16 | 135,785 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | ATU | N | ATTIC UNF | 432 | | 31.82 | 13,745 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | B | WDK | N | WOOD DECK | 240 | | 33.18 | 7,963 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | BMG | O | BSMT GARAGE | 4 | | 2,166.15 | 8,665 | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | | F21 | O | FPL 2S 1OP | 1 | | 7,160.00 | 7,160 | | |
| | | | | 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 | 1991 / 30 |
|------------|------------|
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$315,300 |