

Key: 4935

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.210

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------|--------------|----------------|------|----|------------|-----------|
| CURTIN RICHARD J & DONNA S 50 SAINT JAMES AVE E BRIDGEWATER, MA 02333 | | | | 94-21-05-0 | | | | 50 ST JAMES AV | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| CURTIN RICHARD J & DONNA | | | | 03/30/1999 | QS | 148,500 | 17296-103 | | | | | |
| HAYES DENNIS C & PAULA | | | | 12/06/1991 | D | 146,900 | 10625-096 | | | | | |
| MCADAMS CHARLES L | | | | 05/15/1990 | B | 1 | 9750-285 | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 36,558 4 | 1.00 | 100 | 1.00 | 225,600 | 1.15 | 100 | 1.00 | 4 | 1.20 | 218,340 |


| 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 | % |
| 443 | 09/26/2008 | 6 | CYCL GROWTH | 18,000 | 12/02/2020 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 05/09/2017 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 06/03/2009 | | 0 | 0 |
| | | 3 | ALTERATIONS | | | | 0 | 0 |

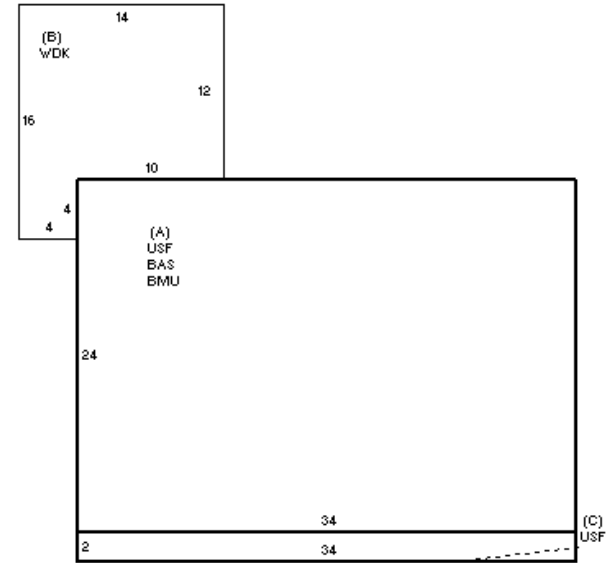
LAND

| TOTAL | 36,558 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------------|--------------|----------------|----------------|---------|----------|
| Ngh | RES 4 | NOTE LOT 5 / 88-677 | LAND | 218,300 | 182,100 | | |
| Inf1 | FACTOR 100 | | BUILDING | 252,400 | 224,600 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 470,700 | 406,700 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 12/02/2020 |





BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/2/2020 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/2/2020 | SD |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 4/22/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | | |
|---------------|--|--|
| | | |

BUILDING

| YEAR BLT | 1991 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 319,471 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,700 | DETAIL ADJ | 0.950 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 41.36 | 33,752 | | |
| \$NLA(RCN) | \$188 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 816 | 1991 | 166.65 | 135,985 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 816 | 1991 | 151.44 | 123,573 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 184 | | 31.60 | 5,814 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | USF | L | UPPER STORY FIN | 68 | 2008 | 151.44 | 10,298 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| TOTAL RCN | | 319,471 | |
|----------------|----|-----------|----|
| 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 | | \$252,400 | |