

Key: 5010

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.281

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID    |    |            |              | LOCATION      |  |  |  |
|--|--|--|--|--------------|----|------------|--------------|---------------|--|--|--|
| GARNER NANCY E<br>10 NATALIE DR<br>E BRIDGEWATER, MA 02333 |  |  |  | 120-433-04-0 |    |            |              | 10 NATALIE DR |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS          | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| GARNER NANCY E   |  |  |  | 11/18/1993   | QS | 124,800    | 12401-139    |               |  |  |  |
| GARNER NANCY E   |  |  |  | 11/17/1993   | D  | 124,800    | 12401-139    |               |  |  |  |
| COLBY DANA H & REDDER JOH                                  |  |  |  | 04/29/1988   | QS | 430,000    | 8422-101     |               |  |  |  |

| 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-21-31 | 02/02/2021 | 6<br>3<br>51  | CYCL GROWTH<br>ALTERATIONS<br>FIELD REVIEW | 50,000 | 05/03/2021<br>09/20/2021<br>09/11/2013 | SLB | 100<br>100<br>0 | 100<br>100<br>0 |

LAND

| CD  | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 43,560   | 3   | 1.00  | 100   | 188,000  | 1.00 | 100   | 1.00 | 3   | 1.00       | 188,000   |
| 300 | A | 0.160    | 3   | 1.00  | 100   | 5,700    | 1.00 | 100   | 1.00 | ELP | 1.00       | 910       |

| TOTAL | 1.160 Acres | ZONING | FRNT     | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh   | RES 3       | NOTE   |          |         | LAND         | 188,900        | 171,800        |
| Infl1 | FACTOR 100  |        | BUILDING | 225,600 | 183,600      |                |                |
| Infl2 | PHY 100     |        | DETACHED | 6,400   | 6,200        |                |                |
|       |             |        | OTHER    | 0       | 0            |                |                |
|       |             |        |          |         | <b>TOTAL</b> | <b>420,900</b> | <b>361,600</b> |

DETACHED

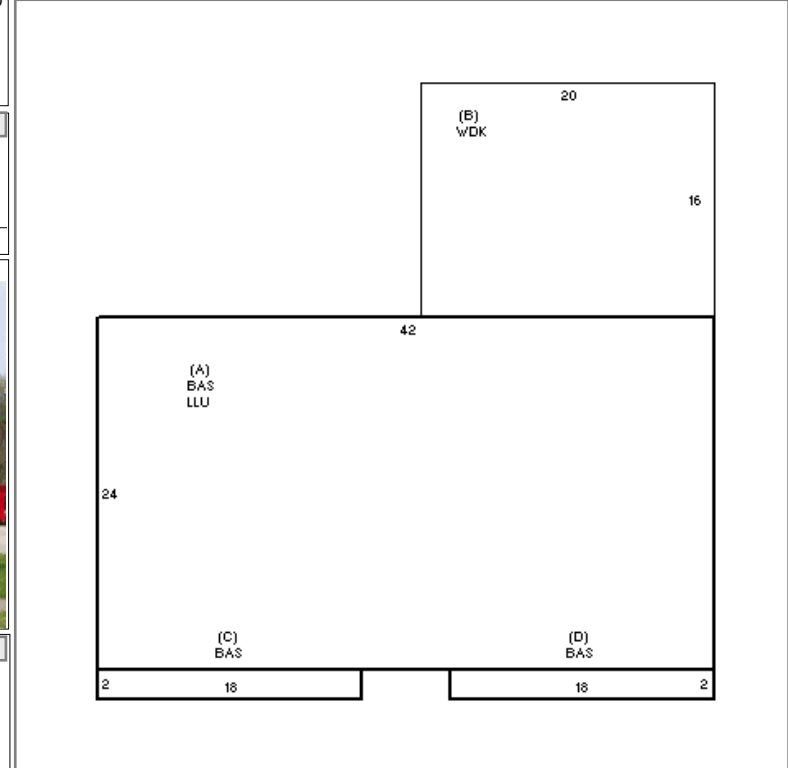
| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 X 16  | 2020 | 160   | 20.44     | 2,900 |
| SHF | A    | 1.00 | 12 X 16  | 2020 | 192   | 20.44     | 3,500 |



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

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 5/3/2021  | SLB |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 5/3/2021  | SLB |
| STYLE    | 2  | 1.05 | RAISED RANCH [100%] | REVIEW  | 4/23/2013 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |



| YEAR BLT     | 1993  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  |
|--------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA     | 1,080 | DETAIL ADJ | 1.050 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 |
| \$NLA(RCN)   | \$249 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 |
| CAPACITY     |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 |
| STORIES      | 1     | ADJ        | 1.00  | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |
| ROOMS        | 5     |            | 1.00  | FLOOR COVER     | 99 | N/A            | 1.00 |
| BEDROOMS     | 3     |            | 1.00  | INT FINISH      | 99 | N/A            | 1.00 |
| BATHROOMS    | 1     |            | 1.00  | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |
| # 1/2 BATHS  | 0     |            | 1.00  | FUEL SOURCE     | 99 | N/A            | 1.00 |
| TOT FIXTURES | 3     | \$2,142    |       | ARPUD           | 0  |                | 1.00 |
| # UNITS      | 1     | 1.00       |       | AFFORDABLE      | 0  |                | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | LLU | N | LOWER LEVEL UNF | 1,008 |      | 63.50     | 64,003  |
| B | WDK | N | WOOD DECK       | 320   |      | 31.60     | 10,112  |
| + | BAS | L | BASE AREA       | 1,080 | 1993 | 171.75    | 185,493 |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 6,819.00  | 6,819   |

| TOTAL RCN      | 268,569    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 2005 / 16  |
| COND           | 16 16%     |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 16 % GD 84 |
| RCNLD          | \$225,600  |