

Key: 503

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 446

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| HEFFERNAN WILLIAM A & SHERYL J 48 METZLER RD E BRIDGEWATER, MA 02333 | | | | 8-599-0 | | | | 48 METZLER RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HEFFERNAN WILLIAM A & SHE COMEAU ALLAN A | | | | 01/14/1986 | QS | | (72668) | | | | |
| | | | | 05/24/1985 | QS | | 6116-225 | | | | |

| 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 % |
| 22-173 | 04/19/2022 | 3 | ALTERATIONS | 7,424 | | | 0 0 |
| BP-20-259 | 06/16/2020 | 8 | POOL | 2,800 | | SD | 0 100 |
| | | 6 | CYCL GROWTH | | 04/14/2013 | LF | 0 0 |
| 145 | 06/28/2005 | 3 | ALTERATIONS | 5,000 | 04/12/2006 | | 100 100 |
| 621 | 06/17/2002 | 3 | ALTERATIONS | 1,500 | 03/03/2003 | KB | 100 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 21,000 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 2 | 0.95 | | 160,100 |

| TOTAL | 21,000 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--|----------|---------|--------------|----------------|----------------|
| Ngh | RES 2 | NOTE C/W 600-609/ T 14267/ #249516 #72668 | | | LAND | 160,100 | 145,600 |
| Inf1 | FACTOR 100 | | BUILDING | 181,500 | 155,300 | | |
| Inf2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 344,100 | 303,200 |

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



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 4/14/2013 | LF |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] | REVIEW | 3/19/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1985 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 768 | DETAIL ADJ | 1.071 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 422 | | 73.39 | 30,969 |
| \$NLA(RCN) | \$319 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | LLF | N | LOWER LEVEL FIN | 282 | | 142.10 | 40,073 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 336 | | 31.60 | 10,618 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 768 | 1985 | 198.51 | 152,455 |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |
| | | | | 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 | | | | | | | | |

| TOTAL RCN | 245,304 |
|----------------------|------------|
| CONDITION ELEM CD | |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE 1985 / 36 | |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$181,500 |

