

Key: 5155

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.417

LEGAL

LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|------|------------|-------|------------|--------------|----------------|------|-----|------------|-----------|
| THOMAS FRANTZ & DIELENE D 475 BELMONT ST E BRIDGEWATER, MA 02333 | | | | 83-14-03-0 | | | | 475 BELMONT ST | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| THOMAS FRANTZ & DIELENE | | | | 01/04/2013 | QS | 308,500 | 42505-208 | | | | | |
| HANEY PETER R | | | | 07/16/2001 | A | 115,627 | 20189-298 | | | | | |
| HANEY MICHAEL J | | | | 05/17/1994 | QS | 169,000 | 12885-341 | | | | | |
| 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 | 1.00 | 188,000 | 1.00 | 100 | 1.00 | 3 | 1.00 | 188,000 |
| 300 | A | 0.200 3 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 1,140 |

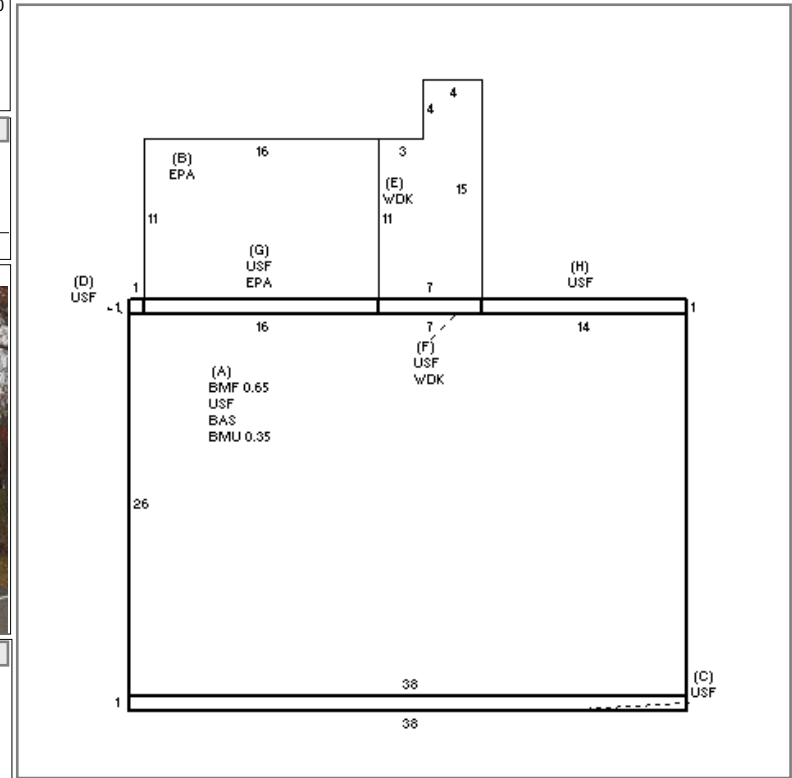
| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | | |
|-----------|------------|---------------|-------------|--------|------------|--------|-----|-----|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| BP-21-238 | 05/21/2021 | 3 | ALTERATIONS | 7,527 | | | | 0 |
| | | 6 | CYCL GROWTH | | 11/16/2016 | SD | | 0 |
| | | 6 | CYCL GROWTH | | 09/10/2013 | LF | | 0 |
| 1464 | 03/05/2013 | 3 | ALTERATIONS | 6,295 | 04/12/2013 | LF | 100 | 100 |
| 582 | 05/22/2002 | 2 | ADDITIONS | 25,000 | 05/05/2003 | KB | 100 | 100 |

| TOTAL | 1.200 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh | RES 3 | N O T E | LOT 3 | | LAND | 189,100 | 172,000 |
| Infl1 | FACTOR 100 | | BUILDING | 287,700 | 256,900 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 476,800 | 428,900 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/16/2016 | SD |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/5/2003 | KB |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 4/23/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



DETACHED

BUILDING

| YEAR BLT | 1988 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 2,052 | DETAIL ADJ | 0.950 |
| \$NLA(RCN) | \$187 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| # 1/2 BATHS | 1 | 1.00 | |
| TOT FIXTURES | 5 | \$3,230 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 346 | | 39.00 | 13,495 |
| A | BAS | L | BASE AREA | 988 | 1988 | 156.22 | 154,348 |
| A | BMF | N | BSMT FINISH-SEP | 642 | | 54.85 | 35,214 |
| + | EPA | N | ENCLOSED PORCH | 192 | | 74.40 | 14,285 |
| + | USF | L | UPPER STORY FIN | 1,064 | 1988 | 141.96 | 151,049 |
| + | WDK | N | WOOD DECK | 100 | | 31.60 | 3,160 |
| | BMG | O | BSMT GARAGE | 1 | | 2,063.00 | 2,063 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 383,663 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1989 / 32 |
| COND | 25 25 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 25 % GD 75 |
| RCNLD | \$287,700 |