

Key: 5233

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.483

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--------------------------------------------------------------------------|--|------------|----|-----------------|--------------|
| DIAUTO KEVIN D & DENISE M 21 CHRISTINA DR E. BRIDGEWATER, MA 02333 | | 80-7-22-0 | | 21 CHRISTINA DR | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| DIAUTO KEVIN D & DENISE M | | 11/05/2002 | QS | 389,000 | 23319-273 |
| H & R CONSTRUCTION CORP | | 06/19/2001 | B | 950,000 | 20038-127 |
| INTOCCIA CONSTRUCTION CO | | 02/14/2000 | S | 325,000 | 18276-227 |

| 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 % |
| 258 | 09/29/2003 | 6 | CYCL GROWTH | | 10/17/2013 | LF | 0 0 |
| 477 | 04/04/2002 | 7 | DETACHED BLD | 2,100 | 04/05/2004 | KB | 100 100 |
| | | 1 | NEW CONST | 84,000 | 03/18/2003 | SLB | 100 100 |

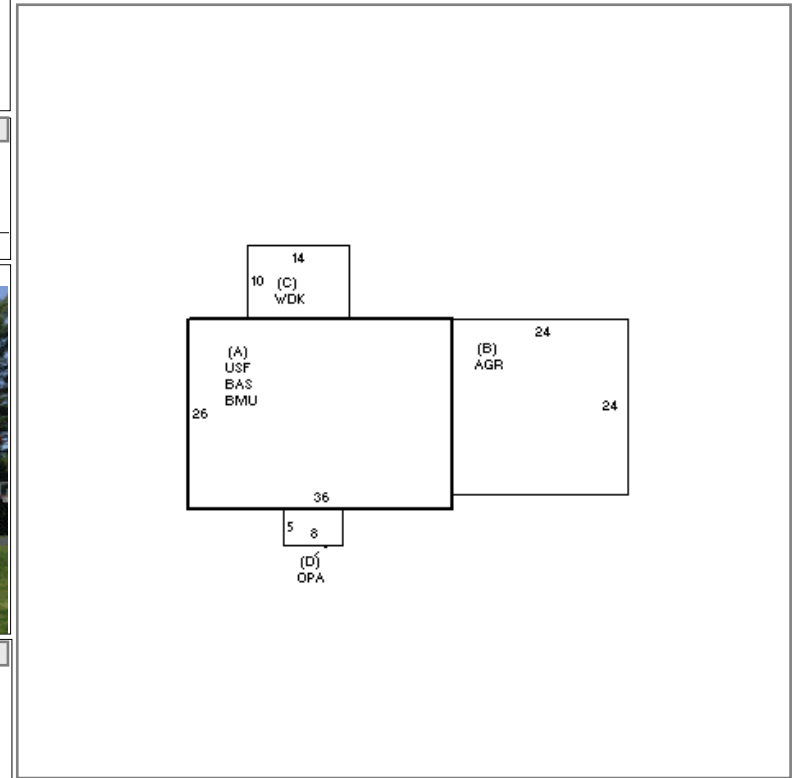
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|-------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 35,054 5 | 1.00 | 100 | 1.00 | 100 | 1.00 | 225,600 | 1.19 | 100 | 1.00 | 5 1.20 | 216,790 |

| TOTAL | 35,066 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|----------|---------|----------|---------|----------|
| Ngh | RES 5 | NOTE PAPER ST | LAND | 216,800 | 189,000 | | |
| Infl1 | FACTOR 100 | | BUILDING | 330,300 | 295,300 | | |
| Infl2 | PHY 100 | | DETACHED | 1,400 | 1,400 | | |
| | | | OTHER | 0 | 0 | | |
| | | TOTAL | | 548,500 | 485,700 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|-------|
| SHF | A | 1.00 50 0.50 | 10X14 | 2003 | 140 | 20.44 | 1,400 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/17/2013 | LF |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/18/2003 | SLB |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 4/24/2013 | ER |
| QUALITY | + | 1.05 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

LOADING

| YEAR BLT | 2002 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 407.803 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,872 | DETAIL ADJ | 0.978 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 936 | | 41.61 | 38,946 | | |
| \$NLA(RCN) | \$218 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 936 | 2002 | 174.06 | 162,917 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 936 | 2002 | 158.17 | 148,047 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | AGR | N | ATT GARAGE | 576 | | 71.28 | 41,056 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | WDK | N | WOOD DECK | 140 | | 33.18 | 4,645 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | D | OPA | N | OPEN PORCH | 40 | | 44.84 | 1,793 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | GFP | O | GAS FIREPLACE | 1 | | 4,813.20 | 4,813 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | |
| | | | | | | | | | | | | | | | | INTERIOR | |
| | | | | | | | | | | | | | | | | KITCHEN | |
| | | | | | | | | | | | | | | | | BATHS | |
| | | | | | | | | | | | | | | | | HEAT | |
| | | | | | | | | | | | | | | | | ELECT | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2002 / 19 |
| | | | | | | | | | | | | | | | | COND | 19 19 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 19 % GD 81 |
| | | | | | | | | | | | | | | | | RCNLD | \$330,300 |