

Key: 5263

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.498

LEGAL LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| FLAHERTY SEAN W & MARYANNE 568 WASHINGTON ST E BRIDGEWATER, MA 02333 | | | | 97-1-01-0 | | | | 568 WASHINGTON ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| FLAHERTY SEAN W & MARYANN | | | | 02/27/2018 | QS | 470,000 | 49539-116 | | | | |
| JOYCE STEPHEN J JR & | | | | 05/05/2009 | QS | 374,500 | 37157-084 | | | | |
| WEBB STEVEN W & CHRISTINE | | | | 10/29/2004 | QS | 429,900 | 29353-176 | | | | |

| 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-20-61 | 02/22/2020 | 3 | ALTERATIONS | 16,000 | | | | 0 |
| | | 99 | OTHER | | 07/16/2019 | PW | | 0 |
| | | 51 | FIELD REVIEW | | 01/07/2019 | SD | | 0 |
| BP-18-354 | 11/13/2018 | 3 | ALTERATIONS | 5,564 | | | | 0 |
| | | 61 | SITE VISIT | | 09/10/2018 | SD | | 0 |

LEGAL LAND

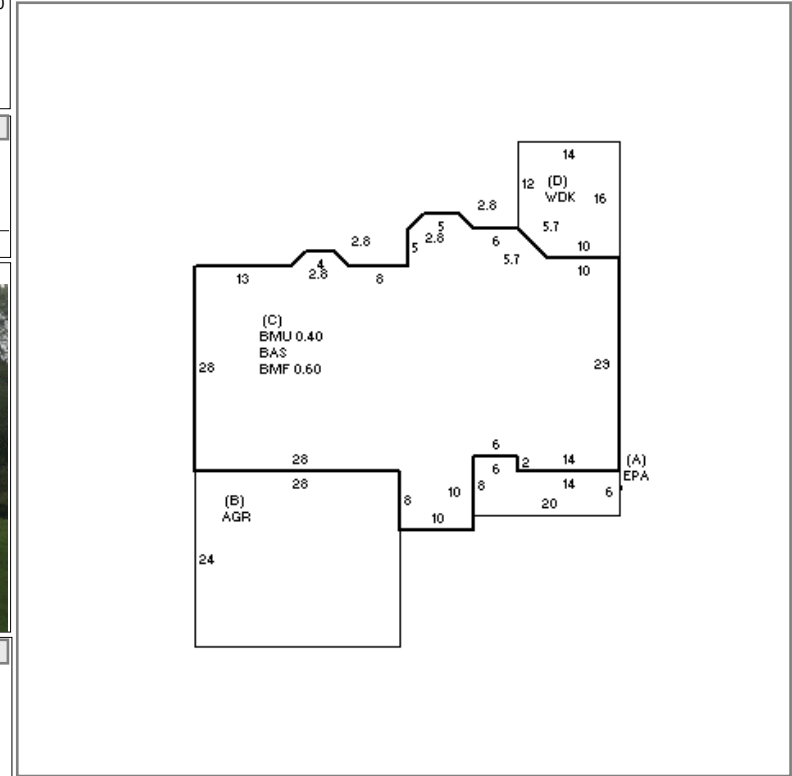
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 43,560 | 3 | 1.00 | 100 | 188,000 | 1.00 | 100 | 1.00 | 3 | 1.00 | 188,000 |
| 300 | A | 0.050 | 3 | 1.00 | 100 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 290 |

| TOTAL | 1.050 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh | RES 3 | NOTE | | | LAND | 188,300 | 171,300 |
| Inf1 | FACTOR 100 | | BUILDING | 382,100 | 351,800 | | |
| Inf2 | PHY 100 | | DETACHED | 2,500 | 2,300 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 572,900 | 525,400 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A | 1.00 | 40 0.60 | 2001 | 200 | 20.44 | 2,500 |



BLDG COMMENTS



DETACHED

| BUILDING | CD | ADJ | DESC | MEASURE | 9/10/2018 | SD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/28/2002 | SLB |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/24/2013 | ER |
| QUALITY | 1 | 1.00 | [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1993 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 471,766 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,815 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | EPA | N | ENCLOSED PORCH | 132 | | 74.40 | 9,821 | | |
| \$NLA(RCN) | \$260 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | B | AGR | N | ATT GARAGE | 672 | | 65.71 | 44,155 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMF | N | BSMT FINISH-SEP | 1,089 | | 47.63 | 51,868 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | BAS | L | BASE AREA | 1,815 | 1993 | 178.27 | 323,559 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | BMU | N | BSMT UNFINISHED | 726 | | 33.87 | 24,588 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | D | WDK | N | WOOD DECK | 216 | | 31.60 | 6,826 | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | GFP | O | O | GAS FIREPLACE | 1 | | 4,584.00 | 4,584 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | G |
| BATHS | G |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 2002 / 19 | |
|------------|-----------|---------|
| COND | 19 | 19% |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 19 | % GD 81 |
| RCNLD | \$382,100 | |