

Key: 5268

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.502

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|-----|------------|------|------------|--------------|--------------|-----|------|------------|-----------|
| WILFRED ALPHONSE 12 SUSANS PLACE E BRIDGEWATER, MA 02333 | | | | 39-29-0 | | | | 12 SUSANS PL | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| WILFRED ALPHONSE | | | | 05/27/2016 | QS | 590,000 | 46978-268 | | | | | |
| CURTIN JOHN L & | | | | 09/30/2005 | B | 650,000 | 31447-004 | | | | | |
| COMEAU KEVIN A | | | | 09/30/2005 | R | 650,000 | 31447-001 | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 43,560 | 5 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5 | 1.20 | | 225,600 |
| 300 | A | 0.833 | 5 | 1.00 | 100 | 1.00 | 100 | 1.00 | ELP | 1.00 | | 4,750 |

LAND

| TOTAL | 1.833 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|------------------|---------------------------------|---------|----------------|----------------|----------|
| Ngh | RES 5 | N O T E | LOT 3/ PLAN 04-351/ Plan 05-127 | | LAND | 230,400 | 201,000 |
| Inf1 | FACTOR 100 | | BUILDING | 515,800 | 461,400 | | |
| Inf2 | PHY 100 | | DETACHED | 39,200 | 37,300 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | 785,400 | 699,700 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|--------|
| DGF | A | 1.00 | 40 0.60 | 2007 | 900 | 48.07 | 26,000 |
| IPV | A | 1.00 | 10 0.90 | 2018 | 800 | 18.40 | 13,200 |



BUILDING

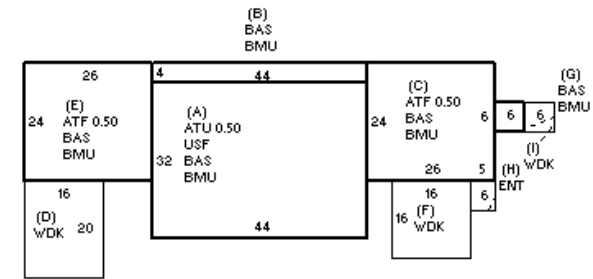
| BUILDING | CD | ADJ | DESC | MEASURE | 7/31/2017 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 4/24/2013 | ER |
| QUALITY | + | 1.05 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
Fnc obs due to exterior design

LIVING

| YEAR BLT | 1989 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|---------|-----------------|----|----------------|------|
| NET AREA | 4,900 | DETAIL ADJ | 0.988 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| \$NLA(RCN) | \$162 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 2.5 | UNITS | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| ROOMS | 12 | ADJ | 1.00 | FLOOR COVER | 99 | N/A | 1.00 |
| BEDROOMS | 6 | | 1.00 | INT FINISH | 99 | N/A | 1.00 |
| BATHROOMS | 3 | | 1.00 | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 |
| # 1/2 BATHS | 1 | | 1.00 | FUEL SOURCE | 99 | N/A | 1.00 |
| TOT FIXTURES | 11 | | \$7,760 | ARPUD | 0 | | 1.00 |
| # UNITS | 1 | | 1.00 | AFFORDABLE | 0 | | 1.00 |

| 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-18-135 | 07/12/2018 | 8 | POOL | 31,000 | 04/24/2019 | B | 100 | 100 |
| | | 60 | SITE INSPECT | | 07/31/2017 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 07/02/2013 | LF | 0 | 0 |
| | 01/04/2013 | 6 | CYCL GROWTH | | 01/04/2013 | LFF | 0 | 0 |
| 1391 | 11/21/2012 | 3 | ALTERATIONS | 4,000 | | | 0 | 0 |



| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 793,472 |
|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| + | BMU | N | BSMT UNFINISHED | 2,868 | | 33.23 | 95,300 | CONDITION ELEM CD | |
| + | BAS | L | BASE AREA | 2,868 | 1989 | 138.61 | 397,529 | EXTERIOR | |
| A | USF | L | UPPER STORY FIN | 1,408 | 1989 | 125.96 | 177,347 | INTERIOR | |
| A | ATU | N | ATTIC UNF | 704 | | 31.81 | 22,398 | KITCHEN | |
| + | ATF | L | ATTIC FINISH | 624 | 1989 | 89.67 | 55,957 | BATHS | |
| + | WDK | N | WOOD DECK | 612 | | 33.18 | 20,306 | HEAT | |
| H | ENT | N | ENCLOSED ENTRY | 30 | | 85.16 | 2,555 | ELECT | |
| | F21 | O | FPL 2S 1OP | 2 | | 7,160.50 | 14,321 | | |

| EFF.YR/AGE | 1989 / 32 |
|------------|------------|
| COND | 25 25% |
| FUNC | 10 |
| ECON | 0 |
| DEPR | 35 % GD 65 |
| RCNLD | \$515,800 |