

Key: 5899

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.603

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| MELCHER JEREMY M & MONIQUE D 32 CHERRY BLOSSOM PATH E BRIDGEWATER, MA 02333 | | | | 79-4-02-0 | | | | 32 CHERRY BLOSSOM PTH | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MELCHER JEREMY M & MONIQUE | | | | 12/30/2016 | QS | 450,000 | 47955-073 | | | | |
| LAUZON JOSEPH E SR & DEBR | | | | 06/09/1993 | QS | 162,062 | 11931-286 | | | | |
| LAUZON JOSEPH E SR & DEBR | | | | 06/08/1993 | D | 162,062 | 11931-286 | | | | |

| 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-19-173 | 05/19/2019 | 8 | POOL | 5,000 | | SD | 0 | 100 |
| 3175 | 02/16/2017 | 6 | CYCL GROWTH | 32,000 | 06/27/2017 | SD | 0 | 0 |
| | | 3 | ALTERATIONS | | 05/11/2017 | SLB | 50 | 100 |
| 281 | 08/06/2013 | 8 | POOL | 15,000 | 07/01/2013 | SLB | 0 | 0 |
| | 10/09/2001 | 2 | ADDITIONS | | 07/11/2002 | SLB | 100 | 100 |

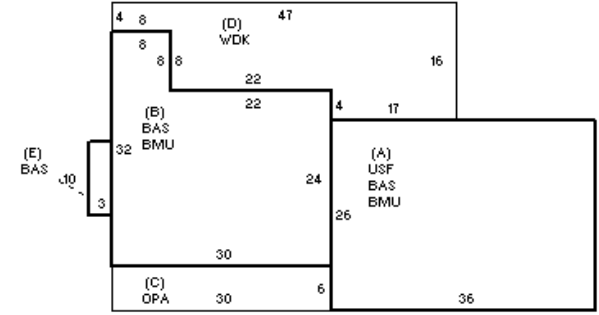
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 43,560 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 4 | 1.20 | | 225,600 |
| 300 | A | 0.320 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | ELP | 1.00 | | 1,820 |

| TOTAL | 1.320 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|---------|--------|-------|----------|----------|---------|----------|
| Ngh | RES 4 | N O T E | | LOT 2 | LAND | 227,400 | 189,800 | |
| Inf1 | FACTOR 100 | | | | BUILDING | 392,600 | 345,800 | |
| Inf2 | PHY 100 | | | | DETACHED | 12,200 | 11,700 | |
| | | | | | OTHER | 0 | 0 | |
| | | | | | TOTAL | 632,200 | 547,300 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|----------|------|-------|-----------|--------|------------|
| FBN | A | 1.00 | 30 0.70 | 1993 | 600 | 29.12 | 12,200 | 05/10/2018 |



| BLDG COMMENTS |
|---------------|
| |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/27/2017 | SD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/11/2002 | 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%] | | | |

I

| YEAR BLT | 1993 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 509,814 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,686 | DETAIL ADJ | 0.988 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,720 | | 35.92 | 61,790 | | |
| \$NLA(RCN) | \$190 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | USF | L | UPPER STORY FIN | 936 | 1993 | 143.20 | 134,036 | | |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | C | OPA | N | OPEN PORCH | 180 | | 44.84 | 8,070 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | WDK | N | WOOD DECK | 568 | | 33.18 | 18,847 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | + | BAS | L | BASE AREA | 1,750 | 1993 | 157.58 | 275,771 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | KIT | O | XTRA KITCHEN | 1 | | 5,656.40 | 5,656 | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | | | | | | | | | | |
| | | | | 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 | 1993 / 28 | |
|------------|-----------|---------|
| COND | 23 | 23 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 23 | % GD 77 |
| RCNLD | \$392,600 | |