

Key: 5917

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.618

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | CLASS | CLASS% | DESCRIPTION | | | | BN ID | BN | CARD | | |
|---|--|--|--|-------------------------|----|-------------------|--|-------------------|---|-------------|------------|--------------|-------------|---------------|------------|----|-------------|--------|------------|--------|-----|---|
| HUDGINS DONALD A JR & JOANNE M S/O HUDGINS REVOCABLE TRUST 16 PORTER FARM RD E BRIDGEWATER, MA 02333 | | | | 116-42-09-0 | | | | 16 PORTER FARM RD | | | | 1010 | 100 | SINGLE FAMILY | | | | | 1 | 1 of 1 | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | HUDGINS REVOCABLE TRUST | | | | 03/24/2022 | A | 1 56597-064 | | | | 246 | | 6 | CYCL GROWTH | | 06/09/2017 | SD | 0 | 0 |
| HUDGINS DONALD A JR & JOA | | | | 05/23/1995 | QS | 162,000 13588-175 | | | | 25 | 03/27/2008 | 6 | CYCL GROWTH | | 06/03/2009 | | 0 | 0 | | | | |
| HUDGINS DONALD A JR & JOA | | | | 05/22/1995 | D | 162,000 13588-175 | | | | | 05/15/2003 | 8 | POOL | 5,000 | | | | 0 | 0 | | | |
| | | | | | | | | | | | | | | 2 | ADDITIONS | | 03/29/2004 | KB | 100 | 100 | | |

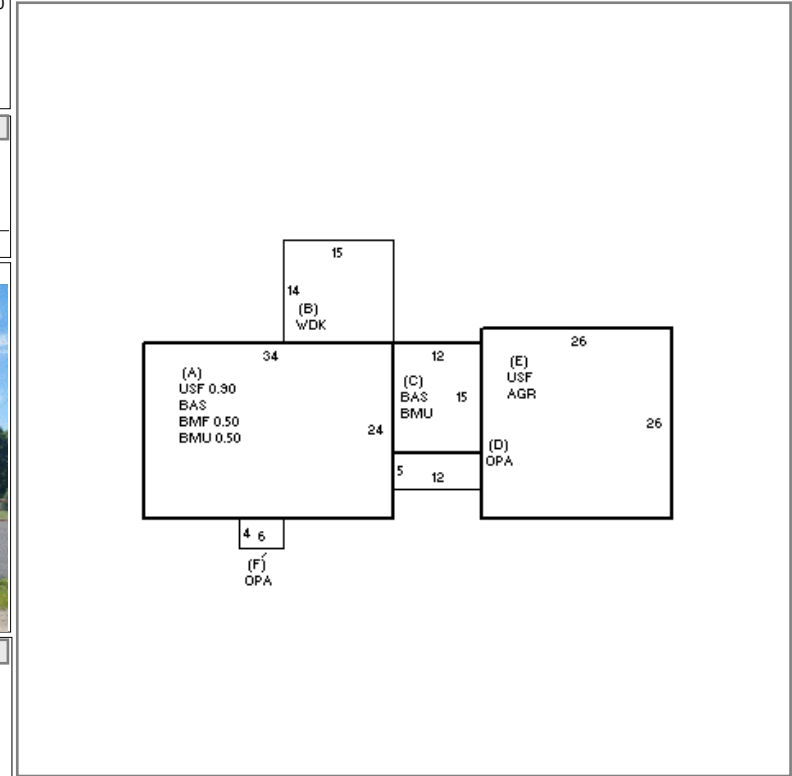
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|-------|----------|------|-------|---------|------|------------|---------------|---------|
| 100 | S | 43,560 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1.00 | 225,600 | 1.00 | 100 | 1.00 4 1.20 | 225,600 |
| 300 | A | 0.130 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1.00 | 5,700 | 1.00 | 100 | 1.00 ELP 1.00 | 740 |

| TOTAL | 1.130 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|-------------------|---------|----------|---------|----------|
| Ngh | RES 4 | | N O T E | LOT 9C PLAN 94-12 | | LAND | 226,300 | 188,800 |
| Infl1 | FACTOR 100 | | | BUILDING | 371,100 | 331,500 | | |
| Infl2 | PHY 100 | | | DETACHED | 2,500 | 2,300 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 599,900 | 522,600 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|-------|
| SHF | A | 1.00 40 0.60 | | 1996 | 200 | 20.44 | 2,500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/9/2017 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 4/24/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



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| YEAR BLT | 1995 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 452,569 | | | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|------------|-----------|------|----|
| NET AREA | 2,406 | DETAIL ADJ | 0.978 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 588 | | 38.90 | 22,872 | | | | | | |
| \$NLA(RCN) | \$188 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BMF | N | BSMT FINISH-SEP | 408 | | 54.71 | 22,320 | | | | | | |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | A | BAS | L | BASE AREA | 816 | 1995 | 153.16 | 124,979 | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 734 | 1995 | 139.18 | 102,159 | | | | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | B | WDK | N | WOOD DECK | 210 | | 31.60 | 6,636 | | | | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | C | BAS | L | BASE AREA | 180 | 2003 | 153.16 | 27,569 | | | | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | + | OPA | N | OPEN PORCH | 84 | | 42.70 | 3,587 | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | E | AGR | N | ATT GARAGE | 676 | | 65.64 | 44,371 | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | E | USF | L | UPPER STORY FIN | 676 | 2003 | 139.18 | 94,086 | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2003 / 18 | | |
| | | | | | | | | | | | | | | | | | | COND | 18 18 % | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 18 | % GD | 82 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$371,100 | | |