

Key: 5976

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.650

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| PATNAUDE KEVIN T & CHRISTIN J 30 PINE RIDGE RD E BRIDGEWATER, MA 02333 | | | | 35-1-12-0 | | | | 30 PINE RIDGE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PATNAUDE KEVIN T & CHRIST | | | | 12/10/1993 | QS | 140,670 | 0428-048 | | | | |
| BRADY ROBERT J JR | | | | 09/30/1993 | G | 105,000 | 426-083 | | | | |
| SOUTHEASTERN CONSTRUCTION | | | | 04/02/1982 | QS | | 330-058 | | | | |

| 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 % |
| 2564 | 07/08/2015 | 6 | CYCL GROWTH | 22,000 | 03/01/2018 | SD | 0 0 |
| 2017 | 05/20/2014 | 3 | ALTERATIONS | 6,000 | 12/17/2014 | LF | 0 100 |
| 513 | 08/12/2010 | 6 | CYCL GROWTH | | 07/03/2013 | LF | 0 0 |
| | | 3 | ALTERATIONS | | | | 0 0 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|----|------------|-----------|
| 100 | S | 35,096 5 | 1.00 | 100 | 1.00 | 225,600 | 1.19 | 100 | 1.00 | 5 | 1.20 | 216,830 |

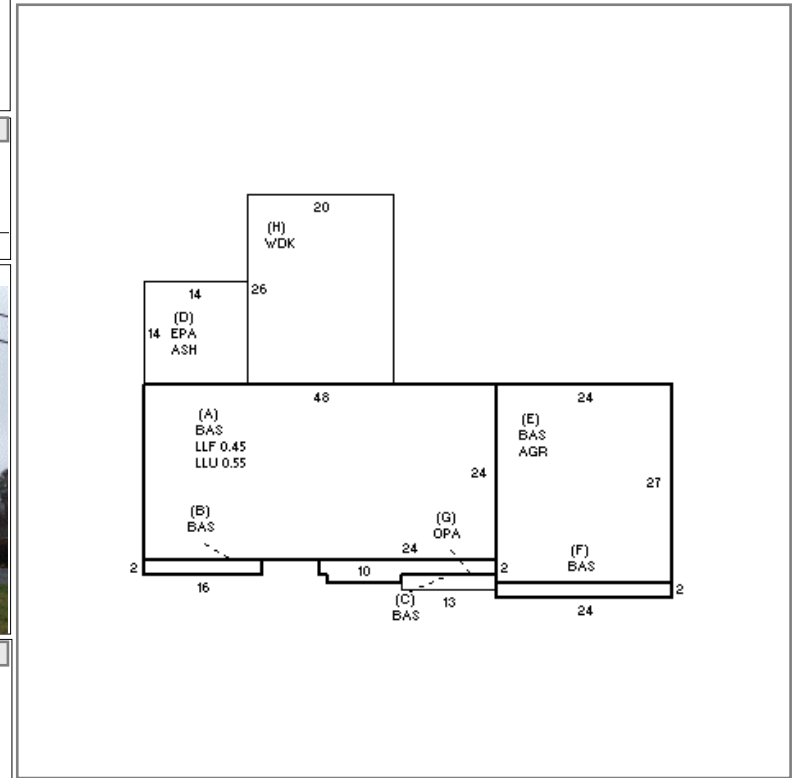
DETACHED

| TOTAL | 35,109 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--|----------|---------|----------|---------|----------|
| Ngh | RES 5 | N O T E T 7944 / T 13076 | LAND | 216,800 | 189,000 | | |
| Inf1 | FACTOR 100 | | BUILDING | 378,300 | 326,200 | | |
| Inf2 | PHY 100 | | DETACHED | 10,100 | 9,600 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 605,200 | 524,800 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|--------|
| IPV | A | 1.00 20 0.80 | | 2003 | 648 | 19.48 | 10,100 |



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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/1/2018 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/16/2003 | KB |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] | REVIEW | 4/25/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1993 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 491,307 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,938 | DETAIL ADJ | 1.071 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 634 | | 58.07 | 36,819 | | |
| \$NLA(RCN) | \$254 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | LLF | N | LOWER LEVEL FIN | 518 | | 112.45 | 58,250 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,290 | 1993 | 157.09 | 202,647 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | ASH | N | ATT SHED | 196 | | 17.35 | 3,401 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | D | EPA | N | ENCLOSED PORCH | 196 | | 74.40 | 14,582 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | E | AGR | N | ATT GARAGE | 648 | | 66.20 | 42,897 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | E | BAS | L | BASE AREA | 648 | 2008 | 157.09 | 101,795 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | G | OPA | N | OPEN PORCH | 26 | | 42.69 | 1,110 | | |
| | | | | ARPUD | 0 | | 1.00 | H | WDK | N | WOOD DECK | 520 | | 31.60 | 16,432 | | |
| | | | | AFFORDABLE | 0 | | 1.00 | F21 | O | | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |

| 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 | \$378,300 |