

Key: 5979

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.652

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| PETERSON RONALD C<br>598 W UNION ST<br>E. BRIDGEWATER, MA 02333 |  |  |  | 54-16-02-0 |    |            |              | 598 W UNION ST |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| PETERSON RONALD C   |  |  |  | 07/02/2002 | A  | 1          | 22378-178    |                |  |  |  |
| PETERSON RONALD C & JOAN  |  |  |  | 05/10/2002 | A  | 1          | 22060-212    |                |  |  |  |
| PETERSON RONALD C & JOAN  |  |  |  | 10/12/1993 | QS | 149,500    | 12283-223    |                |  |  |  |

| 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    | % |
|        |        | 6             | CYCL GROWTH |        | 04/07/2020 | SD | 0      | 0 |
|        |        | 6             | CYCL GROWTH |        | 07/23/2013 | LF | 0      | 0 |
|        |        | 6             | CYCL GROWTH |        | 01/01/2003 |    | 0      | 0 |

LAND

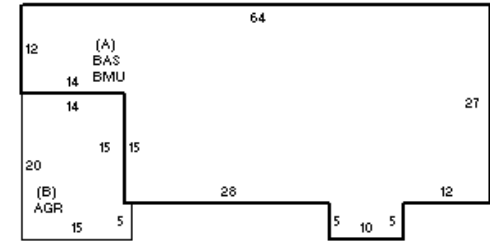
| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 35,317   | 3   | 1.00 | 100  | 1.00     | 100 | 1.00 | 3   | 1.00 |            | 180,880   |

| TOTAL | 35,327 SF  | ZONING           | FRNT     | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|------------------|----------|---------|--------------|----------------|----------------|
| Ngh   | RES 3      | N<br>O<br>T<br>E | LOT 2    |         | LAND         | 180,900        | 164,500        |
| Inf1  | FACTOR 100 |                  | BUILDING | 294,200 | 270,900      |                |                |
| Inf2  | PHY 100    |                  | DETACHED | 13,800  | 13,000       |                |                |
|       |            |                  | OTHER    | 0       | 0            |                |                |
|       |            |                  |          |         | <b>TOTAL</b> | <b>488,900</b> | <b>448,400</b> |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 40 0.60  | 1994 | 200   | 20.44     | 2,500 |
| SHF | A    | 1.00 | 40 0.60  | 1999 | 200   | 20.44     | 2,500 |
| IPV | A    | 1.00 | 30 0.70  | 1994 | 648   | 19.48     | 8,800 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/7/2020  | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/7/2020  | SD |
| STYLE    | 1  | 1.00 | RANCH [100%]      | REVIEW  | 4/25/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BLDG COMMENTS

G

| YEAR BLT   | 1993  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 382,066 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,568 | DETAIL ADJ | 1.030 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,568 |      | 34.84     | 54,627  |           |         |
| \$NLA(RCN) | \$244 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | BAS | L | BASE AREA       | 1,568 | 1993 | 186.24    | 292,031 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | AGR | N | ATT GARAGE      | 285   |      | 83.47     | 23,788  |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 6,017.00  | 6,017   |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

| CAPACITY     | UNITS | ADJ     | COND | 23 | %    | 77 |
|--------------|-------|---------|------|----|------|----|
| STORIES      | 1     | 1.00    | FUNC | 0  |      |    |
| ROOMS        | 6     | 1.00    | ECON | 0  |      |    |
| BEDROOMS     | 2     | 1.00    | DEPR | 23 | % GD | 77 |
| BATHROOMS    | 2     | 1.00    |      |    |      |    |
| # 1/2 BATHS  | 1     | 1.00    |      |    |      |    |
| TOT FIXTURES | 8     | \$5,603 |      |    |      |    |
| # UNITS      | 1     | 1.00    |      |    |      |    |

| EFF. YR/AGE | 1993 / 28 |
|-------------|-----------|
| RCNLD       | \$294,200 |