

Key: 632

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 556

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| FLASHMAN HARVEY 316 SOUTH ST E BRIDGEWATER, MA 02333 | | | | 10-14-0 | | | | 316 SOUTH ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| FLASHMAN HARVEY | | | | 05/29/1998 | QS | 122,500 | 16246-149 | | | | |
| KASPER DAVID J & DAWN M | | | | 11/01/1995 | QS | 101,000 | 13936-070 | | | | |
| BEAUREGARD GERALD F | | | | 06/26/1989 | QS | 36,000 | 9210-007 | | | | |

| 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 % |
| 3558 | 04/12/2018 | 3 | ALTERATIONS | 4,863 | | | 0 0 |
| 7 | 02/06/2017 | 3 | ALTERATIONS | 3,500 | 03/30/2017 | SLB | 100 100 |
| 3103 | 11/02/2016 | 2 | ADDITIONS | 31,750 | 03/30/2017 | SLB | 100 100 |
| | | 6 | CYCL GROWTH | | 05/14/2013 | | 0 0 |
| | | 6 | CYCL GROWTH | | 11/03/2008 | | 0 0 |

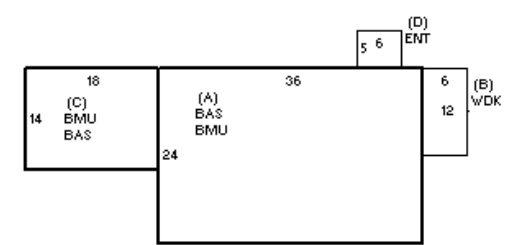
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 43,560 | 3 | 1.00 | 100 | 188,000 | 1.00 | 100 | 1.00 | 3 | 1.00 | 188,000 |
| 300 | A | 0.680 | 3 | 1.00 | 100 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 3,880 |

| TOTAL | 1.680 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|----------|---------|----------|
| Ngh | RES 3 | NOTE | | | LAND | 191,900 | 174,500 |
| Infl1 | FACTOR 100 | | BUILDING | 163,000 | 152,700 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 354,900 | 327,200 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/30/2017 | SLB |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/19/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1963 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 286,039 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,116 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,116 | | 37.72 | 42,094 | | |
| \$NLA(RCN) | \$256 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 864 | 1963 | 208.87 | 180,460 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 72 | | 31.60 | 2,275 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | BAS | L | BASE AREA | 252 | 2017 | 208.87 | 52,634 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | D | ENT | N | ENCLOSED ENTRY | 30 | | 81.10 | 2,433 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,063.00 | 2,063 | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| | |
|------------|------------|
| EFF.YR/AGE | 1963 / 58 |
| COND | 43 43 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 43 % GD 57 |
| RCNLD | \$163,000 |