

Key: 635

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 559

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|---|--|--|--|--|-------------|-------------|-------------------------------------|--|
| MACDONALD DAVID C & LEE STEPHANIE T 154 W POND ST E BRIDGEWATER, MA 02333 | | | | 10-17-0 | | | | 154 W POND ST | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | MACDONALD DAVID C & MACDONALD DAVID C MACDONALD DAVID C, KRISTE | | | | 07/11/2011 09/18/2002 06/28/2001 | A A A | 1 1 1 | 40109-114 22880-271 20093-337 | |


| 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 | % |
| 2379 | 03/24/2015 | 3 | ALTERATIONS | 16,000 | | | | 0 |
| | | 6 | CYCL GROWTH | | 05/23/2013 | LF | | 0 |
| 290 | 04/28/2008 | 2 | ADDITIONS | 1,000 | 05/21/2008 | | | 100 |

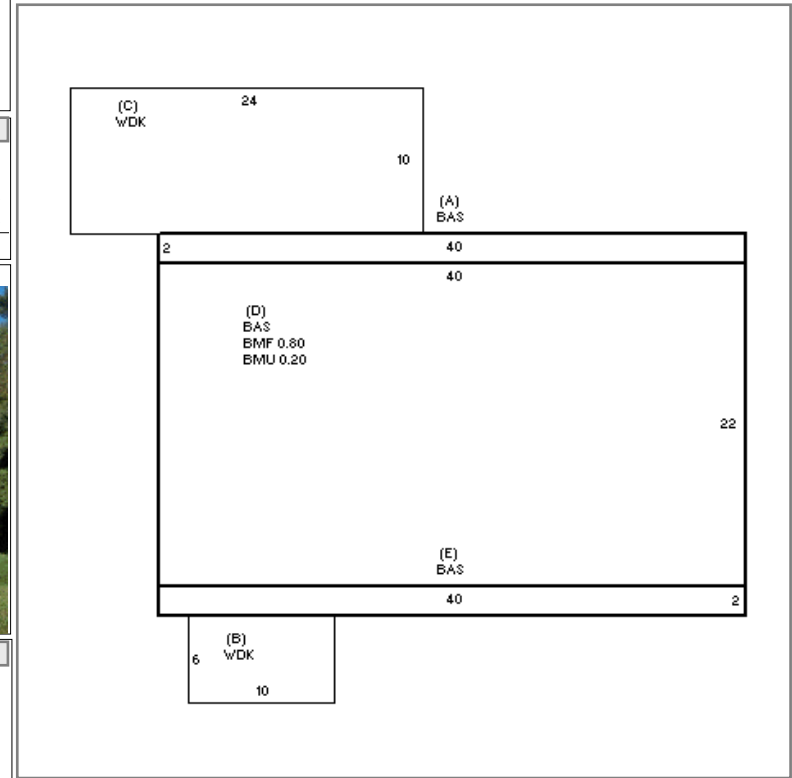
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|-----|-------|-------|----------|-----|-------|---------|------|------------|-----------|---|------|--|---------|
| 100 | S | 22,651 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,000 | 1.74 | 100 | 1.00 | 3 | 1.00 | | 169,950 |

| TOTAL | 22,651 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|------------------|----------|---------|----------|----------------|----------------|
| Ngh | RES 3 | N O T E | LOT 2 | | LAND | 170,000 | 154,600 |
| Infl1 | FACTOR 100 | | BUILDING | 203,800 | 187,500 | | |
| Infl2 | PHY 100 | | DETACHED | 2,000 | 1,900 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | | 375,800 | 344,000 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 09/04/2013 |
|-----|------|------|----------|----|-------|-----------|-------|--|------------|
| SHF | A | 1.00 | 40 0.60 | | 160 | 20.44 | 2,000 |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/23/2013 | LF |
|----------|----|------|-------------------|---------|-----------|----|
| 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%] | | | |

| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 287,017 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|------------|------------|
| NET AREA | 1,040 | DETAIL ADJ | 0.990 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA | 1,040 | 1970 | 213.85 | 222,402 | | |
| \$NLA(RCN) | \$276 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | WDK | N | WOOD DECK | 300 | | 31.60 | 9,480 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | D | BMU | N | BSMT UNFINISHED | 176 | | 40.39 | 7,109 | | G |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | BMF | N | BSMT FINISH-SEP | 704 | | 56.80 | 39,989 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | F11 | O | FPL 1S 10P | 1 | | 6,017.00 | 6,017 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 5 | ELECTRIC BB | 0.99 | | | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1974 / 47 |
| | | | | | | | | | | | | | | | | COND | 29 29 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 29 % GD 71 |
| | | | | | | | | | | | | | | | | RCNLD | \$203,800 |