

Key: 6697

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.948

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| KINNEY PETER J & SIOBHAN 1 WHITMARSH LANE E BRIDGEWATER, MA 02333 | | | | 88-2-01-0 | | | | 1 WHITMARSH LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KINNEY PETER J & SIOBHAN | | | | 01/31/2002 | QS | 352,000 | 21456-298 | | | | |
| CUDDAHY CONSTRUCTION CO I | | | | 08/15/2001 | QS | 125,000 | 20367-244 | | | | |
| GARDNER ROY E | | | | 08/13/2001 | F | 100 | 20355-341 | | | | |

| 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 | % |
| 777 | | 6 | CYCL GROWTH | | 07/22/2013 | | 0 | 0 |
| 204 | 11/27/2006 | 7 | DETACHED BLD | 2,800 | | | 100 | 100 |
| 239 | 08/03/2005 | 7 | DETACHED BLD | 2,600 | 05/08/2006 | SLB | 100 | 100 |
| | 08/23/2001 | 1 | NEW CONST | 100,000 | 08/06/2002 | SLB | 100 | 0 |

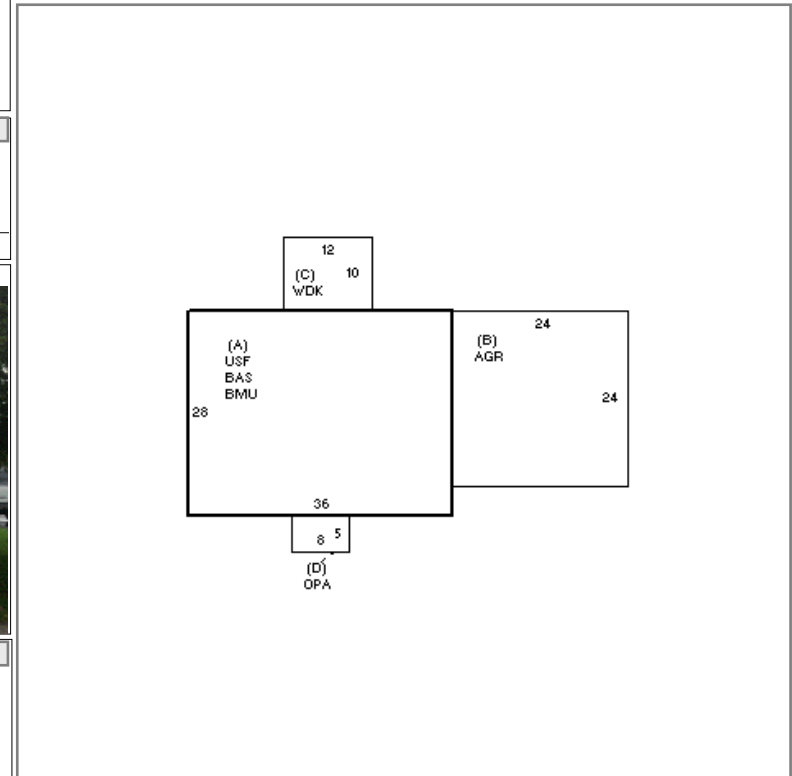
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 35,041 | 5 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5 | 1.20 | | 216,780 |

| TOTAL | 35,022 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|---------------------------|--------------|----------------|----------------|---------|----------|
| Ngh | RES 5 | NOTE PLAN 99-565 LOT 1 | LAND | 216,800 | 189,000 | | |
| Inf1 | FACTOR 100 | | BUILDING | 344,800 | 308,100 | | |
| Inf2 | PHY 100 | | DETACHED | 4,000 | 3,900 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 565,600 | 501,000 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|-------|-------|-----------|-------|-------|
| SHF | A | 1.00 | 10 0.90 | 10X12 | 2005 | 120 | 20.44 | 2,200 |
| SHF | A | 1.00 | 10 0.90 | | | 100 | 20.44 | 1,800 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/22/2013 | LF |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/6/2002 | SLB |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 5/8/2013 | ER |
| QUALITY | + | 1.05 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 2001 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 430,969 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 2,016 | DETAIL ADJ | 0.988 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,008 | | 40.70 | 41,024 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$214 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 1,008 | 2001 | 171.68 | 173,053 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,008 | 2001 | 156.01 | 157,258 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | AGR | N | ATT GARAGE | 576 | | 71.28 | 41,056 | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | WDK | N | WOOD DECK | 120 | | 33.18 | 3,982 | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | D | OPA | N | OPEN PORCH | 40 | | 44.84 | 1,793 | HEAT | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | F21 | O | O | FPL 2S 1OP | 1 | | 7,160.00 | 7,160 | ELECT | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| CAPACITY | UNITS | ADJ |
|--------------|-------|---------|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 8 | \$5,644 |
| # UNITS | 1 | 1.00 |

| EFF.YR/AGE | 2001 / 20 |
|------------|------------|
| COND | 20 20 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 20 % GD 80 |

| RCNLD | \$344,800 |
|-------|-----------|
|-------|-----------|