

Key: 682

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 590

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION    |  |  |  |
|--|--|--|--|------------|---|------------|--------------|-------------|--|--|--|
| MORRISON JAMES G<br>258 EAST ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 12-15-0    |   |            |              | 258 EAST ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |             |  |  |  |
| MORRISON JAMES G   |  |  |  | 08/15/2013 | H | 151,000    | 43494-133    |             |  |  |  |
| BARRY FLORENCE   |  |  |  | 11/23/2012 | A | 1          | 42282-346    |             |  |  |  |
| BARRY FLORENCE H   |  |  |  | 05/10/2010 | A | 1          | 38506-179    |             |  |  |  |

| 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    | %   |
| 2928   | 05/11/2016 | 2             | ADDITIONS    | 73,000 | 04/10/2017 | SLB | 100    | 100 |
|        |            | 6             | CYCL GROWTH  |        | 04/20/2016 | SLB | 100    | 100 |
|        |            | 6             | CYCL GROWTH  |        | 10/09/2014 | LF  | 100    | 100 |
| 1942   | 04/22/2014 | 1             | NEW CONST    |        | 04/29/2014 | SLB | 100    | 100 |
|        |            | 51            | FIELD REVIEW |        | 10/16/2013 | SLB | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | 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 | 0.500    | 3   | 1.00 | 100  | 5,700    | 1.00 | 100  | 1.00 | ELP | 1.00       | 2,850     |

| TOTAL | 1.500 Acres | ZONING   | FRNT     | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|--|----------|---------|--------------|----------------|----------------|
| Ngh   | RES 3       | N<br>O<br>T<br>E<br><br>T 3590. Special permit petition. |          |         | LAND         | 190,900        | 173,600        |
| Inf1  | FACTOR 100  |  | LAND     | 628,700 | 636,300      |                |                |
| Inf2  | PHY 100     |  | DETACHED | 71,100  | 67,700       |                |                |
|       |             |  | OTHER    | 0       | 0            |                |                |
|       |             |  |          |         | <b>TOTAL</b> | <b>890,700</b> | <b>877,600</b> |

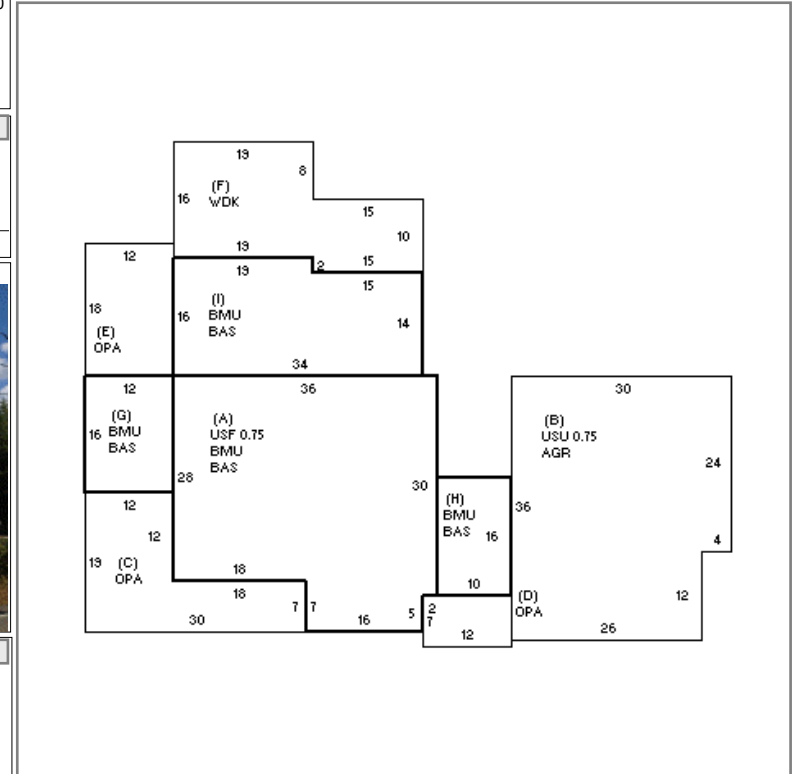
DETACHED

| TY  | QUAL | COND | DIM/NOTE        | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|-----------------|------|-------|-----------|--------|
| DGF | +    | 1.10 | 10 0.90 36 X 42 | 2016 | 1,512 | 49.97     | 68,000 |
| OPA | +    | 1.10 | 10 0.90 8 X 14  | 2016 | 112   | 30.67     | 3,100  |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 4/10/2017  | SLB |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 12/29/2014 | LF  |
| STYLE    | 7  | 0.90 | CONVENTIONAL [100%] | REVIEW  | 4/27/2015  | SLB |
| QUALITY  | G  | 1.15 | GOOD [100%]         |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |     |

BLDG COMMENTS  
gas= propane



BUILDING

| YEAR BLT   | 2014  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 676,040 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 2,833 | DETAIL ADJ | 0.927 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | +   | BAS | L | BASE AREA       | 1,990 | 2014 | 150.98    | 300,448 |           |         |
| \$NLA(RCN) | \$239 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | +   | BMU | N | BSMT UNFINISHED | 1,990 |      | 38.35     | 76,314  |           |         |
|            |       |            |       | ROOF SHAPE      | 2  | HIP            | 1.00 | A   | USF | L | UPPER STORY FIN | 843   | 2014 | 137.20    | 115,658 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B   | AGR | N | ATT GARAGE      | 1,032 |      | 70.32     | 72,566  |           |         |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.00 | B   | USU | N | UPPER STORY UNF | 774   |      | 60.50     | 46,823  |           |         |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 | +   | OPA | N | OPEN PORCH      | 654   |      | 49.11     | 32,115  |           |         |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | F   | WDK | N | WOOD DECK       | 454   |      | 36.34     | 16,498  |           |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | F11 | O   |   | FPL 1S 1OP      | 1     |      | 6,919.60  | 6,920   |           |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |           |         |

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

| EFF. YR/AGE | 2014 / 7  |
|-------------|-----------|
| COND        | 7 7 %     |
| FUNC        | 0         |
| ECON        | 0         |
| DEPR        | 7 % GD 93 |
| RCNLD       | \$628,700 |