**Key: 6856**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,055

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HAGOPIAN GREGORY M & ASHLEY A<br>27 SCRIBNER WAYE<br>E BRIDGEWATER, MA 02333 | 22-33-02-0 | 27 SCRIBNER WAYE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HAGOPIAN GREGORY M & ASHL | 04/08/2014 | F | 1 | 44213-248 |
| HAGOPIAN GREGORY M & ASHL | 10/08/2013 | P | 150,000 | 43692-201 |
| JOHNSON ANN L | 08/09/2000 | B | 100 | 18774-021 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| BP-212-295 | 06/15/2021 | 7 | DETACHED BLD | 10,305 | 12/06/2021 | | 100 | 100 |
| 3522 | 03/14/2018 | 3 | ALTERATIONS | 48,000 | 06/04/2019 | SLB | 0 | 100 |
| 3005 | 07/25/2016 | 8 | POOL | 30,000 | 04/10/2017 | SLB | 100 | 100 |
| 2334 | 01/15/2015 | 3 | ALTERATIONS | 29,325 | 06/04/2019 | SD | 0 | 100 |
| | | 6 | CYCL GROWTH | | 06/03/2014 | LF | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 37,750 | 6 1.00 | 100 1.00 | 100 1.00 | 244,400 | 1.12 | 100 1.00 | 6 1.30 | | | 237,870 |

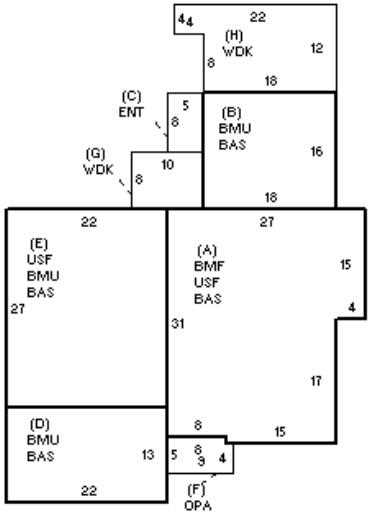
| TOTAL | 37,750 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 6 | NOTE | LOT 2 PLAN 00-214 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 237,900 | 199,700 |
| BUILDING | 550,500 | 521,700 |
| DETACHED | 15,200 | 11,400 |
| OTHER | 0 | 0 |
| TOTAL | **803,600** | **732,800** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| IPV | A 1.00 | 10 0.90 | 18 X 39 | 2018 | 702 | 18.88 | 11,900 |
| SHF | A 1.00 | 10 0.90 | 10 X 18 | 2021 | 180 | 20.44 | 3,300 |

PHOTO 05/09/2018




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 0.95 | COLONIAL [100%] |
| QUALITY | + | 1.05 | AVG +/GOOD - [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 12/6/2021 | SLB |
| LIST | | |
| REVIEW | | |

BLDG COMMENTS

| | | | |
|---|---|---|---|
| YEAR BLT | 2014 | SIZE ADJ | 1.000 |
| NET AREA | 3,338 | DETAIL ADJ | 0.978 |
| $NLA(RCN) | $177 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 4 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 14 | $9,777 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | CONT WALL | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 12 | COMB | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,956 | 2014 | 147.94 | 289,369 |
| + | USF | L | UPPER STORY FIN | 1,382 | 2014 | 134.44 | 185,790 |
| A | BMF | N | BSMT FINISH-SEP | 788 | | 49.40 | 38,924 |
| + | BMU | N | BSMT UNFINISHED | 1,168 | | 35.12 | 41,025 |
| C | ENT | N | ENCLOSED ENTRY | 40 | | 85.16 | 3,406 |
| F | OPA | N | OPEN PORCH | 44 | | 44.84 | 1,973 |
| + | WDK | N | WOOD DECK | 312 | | 33.18 | 10,352 |
| | BMG | O | BSMT GARAGE | 3 | | 2,166.17 | 6,499 |
| | GFP | O | GAS FIREPLACE | 1 | | 4,813.20 | 4,813 |

| TOTAL RCN | 591,926 |
|---|---|
| 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 | | | $550,500 |