

Key: 6865

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.064

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| BOWEN ANDREW K & KRISTEN M 72 SCRIBNER WAY E BRIDGEWATER, MA 02333 | | | | 22-33-12-0 | | | | 72 SCRIBNER WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BOWEN ANDREW K & KRISTEN | | | | 11/30/2018 | QS | 649,000 | 50580-021 | | | | |
| LUNA LUIS | | | | 03/31/2017 | QS | 634,000 | 48266-286 | | | | |
| BREHENY WILLIAM F & | | | | 04/25/2003 | P | 523,914 | 24920-137 | | | | |

| 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 | % |
| 3209 | 03/23/2017 | 51 | FIELD REVIEW | 9,000 | 08/14/2019 | PW | 0 | 0 |
| | | 61 | SITE VISIT | | 05/15/2019 | SD | 0 | 0 |
| | | 99 | OTHER | | 03/28/2018 | SD | 0 | 0 |
| | | 3 | ALTERATIONS | | 04/07/2017 | SLB | 100 | 100 |
| | | 51 | FIELD REVIEW | | 04/01/2015 | JL | 0 | 0 |

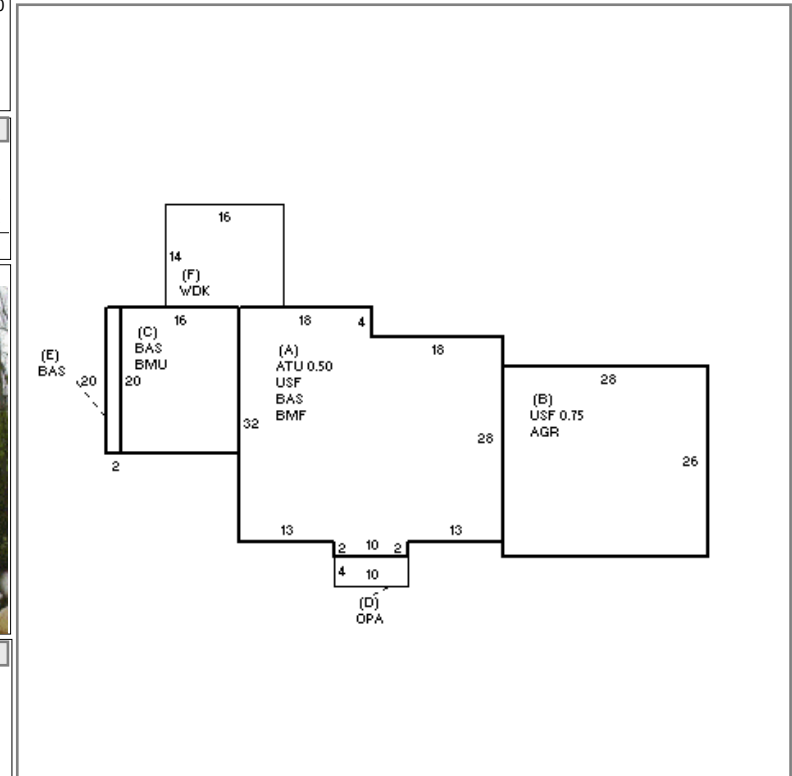
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 43,560 6 | 1.00 | 100 | 1.00 | 244,400 | 1.00 | 100 | 1.00 | 6 | 1.30 | 244,400 |
| 300 | A | 0.028 6 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 160 |

| TOTAL | 1.028 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------|--------------------|---------|--------------|----------------|----------------|
| Ngh | RES 6 | N O T E | LOT 12 PLAN 00-214 | | LAND | 244,600 | 205,400 |
| Inf1 | FACTOR 100 | | LAND | 549,400 | 492,000 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 794,000 | 697,400 |

DETACHED

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



| BUILDING | CD | ADJ | DESC | MEASURE | 5/21/2019 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/24/2003 | KB |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 5/9/2013 | ER |
| QUALITY | G | 1.15 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

IN-LAW APT

BUILDING

| YEAR BLT | 2002 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 678,222 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|--------------|-----------------|-------|----------|-----------|---------|----------------|------------|
| NET AREA | 3,106 | DETAIL ADJ | 0.988 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMF | N | BSMT FINISH-SEP | 1,100 | | 57.52 | 63,275 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$218 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | USF | L | UPPER STORY FIN | 1,646 | 2002 | 151.26 | 248,979 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATU | N | ATTIC UNF | 550 | | 34.85 | 19,165 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | AGR | N | ATT GARAGE | 728 | | 74.43 | 54,187 | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | BMU | N | BSMT UNFINISHED | 320 | | 40.90 | 13,089 | BATHS | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | D | OPA | N | OPEN PORCH | 40 | | 49.11 | 1,964 | HEAT | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | + | BAS | L | BASE AREA | 1,460 | 2002 | 166.46 | 243,025 | ELECT | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | F | WDK | N | WOOD DECK | 224 | | 36.34 | 8,140 | | |
| | | | | ARPUD | 0 | | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 7,841.90 | 7,842 | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | KIT | O | XTRA KITCHEN | 1 | | 6,195.10 | 6,195 | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2002 / 19 |
| | | | | | | | | | | | | | | | | COND | 19 19 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 19 % GD 81 |
| | | | | | | | | | | | | | | | | RCNLD | \$549,400 |