**Key: 6881**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,079

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LEMOINE-DUPUY MAGDALENA<br>5 WHITMARSH LN<br>E. BRIDGEWATER, MA 02333 | 88-2-04-0 | 5 WHITMARSH LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LEMOINE-DUPUY MAGDALENA | 07/08/2005 | A | 515,000 | 30889-189 |
| CRAWFORD CHARLES D & SAND | 07/31/2001 | P | 364,900 | 20288-107 |
| CUDDAHY CONSTRUCTION CO I | 02/02/2001 | QS | 245,000 | 19333-337 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

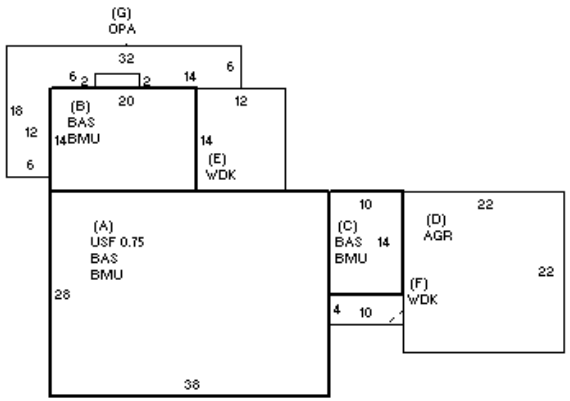
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 51 | FIELD REVIEW | | 10/08/2013 | LF | 0 | 0 |
| | | 6 | CYCL GROWTH | | 10/27/2005 | | 0 | 0 |
| 205 | 08/29/2003 | 3 | ALTERATIONS | 3,000 | 04/07/2004 | KB | 100 | 100 |
| 236 | 08/23/2001 | 2 | ADDITIONS | 2,100 | 08/19/2002 | SLB | 100 | 0 |
| 1990 | 01/26/2001 | 1 | NEW CONST | 110,000 | 08/19/2002 | SLB | 100 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 37,022 | 5 1.00 | 100 1.00 | 100 1.00 | 225,600 | 1.14 | 100 1.00 | 5 1.20 | | | 218,830 |

| TOTAL | 37,026 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 5 | NOTE | LOT 3A-4 PLAN 00-141 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 218,800 | 190,800 |
| BUILDING | 389,700 | 348,600 |
| DETACHED | 2,500 | 2,300 |
| OTHER | 0 | 0 |
| TOTAL | **611,000** | **541,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 40 0.60 | | 2001 | 200 | 20.44 | 2,500 |

PHOTO 10/17/2013

BLDG COMMENTS

## 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 | 10/8/2013 | LF |
|---|---|---|
| LIST | 8/19/2002 | SLB |
| REVIEW | 5/9/2013 | ER |

| YEAR BLT | 2001 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,282 | DETAIL ADJ | 0.988 |
| $NLA(RCN) | $213 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 9 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 9 | $6,349 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 11 | HW/COOL AIR | 1.04 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,484 | | 37.02 | 54,935 |
| + | BAS | L | BASE AREA | 1,484 | 2001 | 164.99 | 244,850 |
| A | USF | L | UPPER STORY FIN | 798 | 2001 | 149.93 | 119,647 |
| D | AGR | N | ATT GARAGE | 484 | | 74.30 | 35,962 |
| + | WDK | N | WOOD DECK | 208 | | 33.18 | 6,902 |
| G | OPA | N | OPEN PORCH | 252 | | 44.83 | 11,298 |
| | F21 | O | FPL 2S 1OP | 1 | | 7,160.00 | 7,160 |

| TOTAL RCN | 487,102 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 2001 / 20 | |
|---|---|---|
| COND | 20 20 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 20 | % GD 80 |
| RCNLD | | $389,700 |