

Key: 6954

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.131

LEGALS

| CURRENT OWNER   |   |          |     | PARCEL ID  |      |            |              | LOCATION        |     |      |            |           |
|---|---|----------|-----|------------|------|------------|--------------|-----------------|-----|------|------------|-----------|
| JARDIM IANE ABREU & CUNHA<br>EULLER SOUZA<br>49 CAPTAINS WAY<br>E BRIDGEWATER, MA 02333 |   |          |     | 110-3-05-0 |      |            |              | 49 CAPTAINS WAY |     |      |            |           |
| TRANSFER HISTORY  |   |          |     | DOS        | T    | SALE PRICE | BK-PG (Cert) |                 |     |      |            |           |
| JARDIM IANE ABREU & CUNHA   |   |          |     | 05/13/2019 | QS   | 530,000    | (128485)     |                 |     |      |            |           |
| BONENFANT MARK G & LORI A   |   |          |     | 12/13/2002 | QS   | 393,400    | (102545)     |                 |     |      |            |           |
| MJL CONSTRUCTION COPORAT  |   |          |     | 10/25/2002 | B    | 245,000    | (102265)     |                 |     |      |            |           |
| CD  | T | AC/SF/UN | Ngh | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3            | Lpi | VC   | CREDIT AMT | ADJ VALUE |
| 100   | S | 35,140   | 5   | 1.00       | 100  | 1.00       | 100          | 1.00            | 5   | 1.20 |            | 216,880   |

LAND

| TOTAL | 35,153 SF  | ZONING | FRNT | 0            | ASSESSED       | CURRENT        | PREVIOUS |
|-------|------------|--------|------|--------------|----------------|----------------|----------|
| Ngh   | RES 5      | NOTE   |      |              | LAND           | 216,900        | 189,100  |
| Inf1  | FACTOR 100 |        |      |              | BUILDING       | 398,600        | 355,300  |
| Inf2  | PHY 100    |        |      |              | DETACHED       | 2,500          | 2,300    |
|       |            |        |      |              | OTHER          | 0              | 0        |
|       |            |        |      | <b>TOTAL</b> | <b>618,000</b> | <b>546,700</b> |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|------|----------|------|-------|-----------|-------|------------|
| SHF | A    | 1.00 | 40 0.60  | 2005 | 200   | 20.44     | 2,500 | 10/04/2019 |



DETACHED

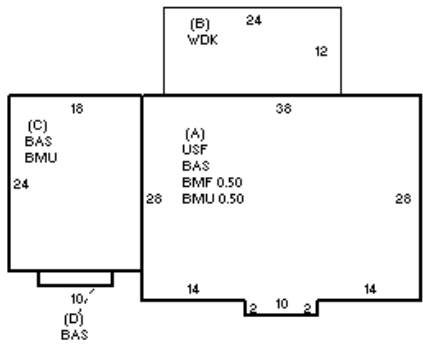
| BUILDING | CD | ADJ  | DESC                | MEASURE | 10/4/2019 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 10/4/2019 | SD |
| STYLE    | 5  | 0.95 | COLONIAL [100%]     | REVIEW  | 5/9/2013  | ER |
| QUALITY  | +  | 1.05 | AVG +/GOOD - [100%] |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

BUILDING

| YEAR BLT   | 2002  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN         | 492.069 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| NET AREA   | 2,620 | DETAIL ADJ | 0.988 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 974   |      | 36.84     | 35,879  | CONDITION ELEM CD |         |
| \$NLA(RCN) | \$188 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | BMF | N | BSMT FINISH-SEP | 542   |      | 51.80     | 28,078  | EXTERIOR          |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 1,084 | 2002 | 144.19    | 156,297 | INTERIOR          |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B | WDK | N | WOOD DECK       | 288   |      | 33.18     | 9,556   | KITCHEN           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | + | BAS | L | BASE AREA       | 1,536 | 2002 | 158.67    | 243,713 | BATHS             |         |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 |   | BMG | O | BSMT GARAGE     | 2     |      | 2,166.15  | 4,332   | HEAT              |         |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 |   | F21 | 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 |   |     |   |                 |       |      |           |         |                   |         |

G

| 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    | %   |
| 22-443 | 09/26/2022 | 8             | POOL         | 20,000 |            |     |        | 0   |
|        |            | 51            | FIELD REVIEW |        | 10/04/2019 | SDP |        | 0   |
|        |            | 6             | CYCL GROWTH  |        | 09/09/2013 | LF  |        | 0   |
|        | 07/23/2013 | 3             | ALTERATIONS  |        | 05/06/2014 | SLB | 100    | 100 |
| 75     | 05/11/2009 | 7             | DETACHED BLD | 3,000  |            |     |        | 0   |



| BLDG COMMENTS |
|---------------|
|               |

| EFF.YR/AGE | 2002 / 19  |
|------------|------------|
| COND       | 19 19%     |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 19 % GD 81 |
| RCNLD      | \$398,600  |