

Key: 7007

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.175

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION   |  |  |  |
|--|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| BISSETT JESSICA L<br>12 RAY WAY<br>E BRIDGEWATER, MA 02333 |  |  |  | 2-4-8-0    |    |            |              | 12 RAY WAY |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |            |  |  |  |
| BISSETT JESSICA L  |  |  |  | 07/23/2018 | A  | 1          | 50075-064    |            |  |  |  |
| BISSETT RYAN & JESSICA L                                   |  |  |  | 10/30/2009 | QS | 364,900    | 37865-002    |            |  |  |  |
| FOSTER NILES M & JAMIE A                                   |  |  |  | 10/26/2004 | A  | 1          | 29330-228    |            |  |  |  |

| 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-20-239 | 06/11/2020 | 6             | CYCL GROWTH |        | 07/10/2020 | SD     | 0 0     |
| BP-20-166 | 05/05/2020 | 3             | ALTERATIONS | 6,900  | 07/10/2020 | SD     | 0 100   |
|           |            | 3             | ALTERATIONS | 6,200  | 06/11/2020 | SLB    | 100 100 |
|           |            | 6             | CYCL GROWTH |        | 08/01/2013 | LF     | 0 0     |
| 1172      | 05/17/2012 | 3             | ALTERATIONS | 12,500 |            |        | 0 0     |

LAND

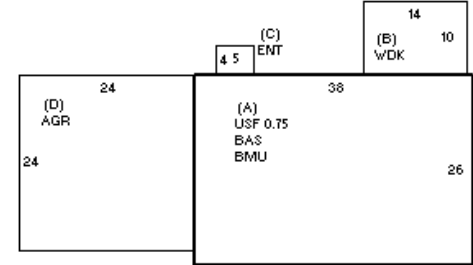
| CD           | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |          |
|--------------|---|----------|-----|------|------|----------|-----|------|---------|------|------------|-----------|----------|
| 100          | S | 20,000   | 4   | 1.00 | 100  | 1.00     | 100 | 1.00 | 225,600 | 1.94 | 100        | 4         | 1.20     |
| 300          | A | 0.560    | 4   | 1.00 | 50   | 0.50     | 100 | 1.00 | 2,850   | 1.00 | 100        | 1.00      | ELP 1.00 |
| <b>TOTAL</b> |   |          |     |      |      |          |     |      |         |      |            | 201,200   |          |
| <b>TOTAL</b> |   |          |     |      |      |          |     |      |         |      |            | 1,600     |          |

| TOTAL | 20,000 SF  | ZONING  | FRNT     | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|---|----------|---------|--------------|----------------|----------------|
| Ngh   | RES 4      | N<br>O<br>T<br>E<br>PLAN 02-487. Rear acres is for Open Space for Cluster Subdivision |          |         | LAND         | 202,800        | 169,200        |
| Inf1  | FACTOR 100 |   | BUILDING | 325,100 | 284,400      |                |                |
| Inf2  | PHY 100    |   | DETACHED | 4,400   | 4,200        |                |                |
|       |            |   | OTHER    | 0       | 0            |                |                |
|       |            |   |          |         | <b>TOTAL</b> | <b>532,300</b> | <b>457,800</b> |

DETACHED

| TY  | QUAL | COND | DIM/NOTE      | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 20X12 | 2011 | 240   | 20.19     | 4,400 |

PHOTO 07/20/2020



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/10/2020 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/10/2020 | SD |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 5/10/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

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

INDING

| YEAR BLT   | 2002  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 401,314 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,729 | DETAIL ADJ | 1.030 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N | BSMT UNFINISHED | 988   |      | 39.00     | 38,535  |           |         |
| \$NLA(RCN) | \$232 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | A   | BAS | L | BASE AREA       | 988   | 2002 | 179.61    | 177,450 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | USF | L | UPPER STORY FIN | 741   | 2002 | 163.21    | 120,940 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B   | WDK | N | WOOD DECK       | 140   |      | 31.60     | 4,424   |           |         |
|            |       |            |       | FLOOR COVER     | 34 | COMB           | 1.00 | C   | ENT | N | ENCLOSED ENTRY  | 20    |      | 81.10     | 1,622   |           |         |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 | D   | AGR | N | ATT GARAGE      | 576   |      | 67.88     | 39,101  |           |         |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | F21 | O   | O | FPL 2S 1OP      | 2     |      | 6,819.50  | 13,639  |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |     |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |           |         |

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

| EFF.YR/AGE | 2002 / 19  |
|------------|------------|
| COND       | 19 19 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 19 % GD 81 |
| RCNLD      | \$325,100  |