

Key: 740

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 631

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION    |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| BEDDIA DIANE F TRUSTEE<br>THE POND ST NOMINEE TRUST<br>340 POND ST<br>E BRIDGEWATER, MA 02333 |  |  |  | 16-12-0    |    |            |              | 340 POND ST |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |             |  |  |  |
| BEDDIA DIANE F TRUSTEE  |  |  |  | 05/11/2012 | A  | 1          | 41359-014    |             |  |  |  |
| BEDDIA DIANE F  |  |  |  | 07/18/1983 | QS |            | 5404-455     |             |  |  |  |

| 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 % |
| 10     | 01/21/2009 | 6             | CYCL GROWTH | 2,000  | 06/03/2013 | LF     | 0 0   |
| S-2    | 01/14/2009 | 3             | ALTERATIONS | 4,046  | 04/22/2009 |        | 0 0   |
|        |            | 3             | ALTERATIONS |        |            |        | 0 0   |

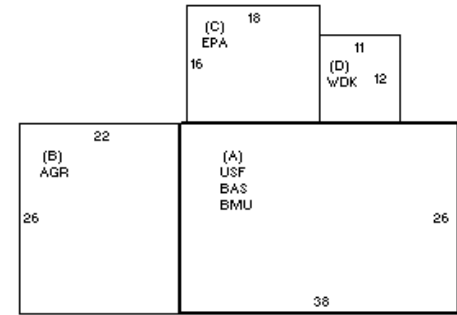
LAND

| CD  | T | AC/SF/UN | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 43,560 3 | 1.00 | 100  | 1.00 | 188,000  | 1.00 | 100  | 3   | 1.00 |            | 188,000   |
| 300 | A | 0.670 3  | 1.00 | 100  | 1.00 | 5,700    | 1.00 | 100  | ELP | 1.00 |            | 3,820     |

| TOTAL | 1.670 Acres | ZONING           | FRNT            | 0              | ASSESSED       | CURRENT | PREVIOUS |
|-------|-------------|------------------|-----------------|----------------|----------------|---------|----------|
| Ngh   | RES 3       | N<br>O<br>T<br>E | LOT 12/ T 13418 |                | LAND           | 191,800 | 174,500  |
| Inf1  | FACTOR 100  |                  | BUILDING        | 310,400        | 274,600        |         |          |
| Inf2  | PHY 100     |                  | DETACHED        | 2,500          | 2,300          |         |          |
|       |             |                  | OTHER           | 0              | 0              |         |          |
|       |             |                  | <b>TOTAL</b>    | <b>504,700</b> | <b>451,400</b> |         |          |

DETAILED

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|--------------|----------|----|-------|-----------|-------|------------|
| SHF | A    | 1.00 40 0.60 |          |    | 200   | 20.44     | 2,500 | 06/25/2017 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/3/2013  | LF |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |
| STYLE    | 5  | 0.95 | COLONIAL [100%]   | REVIEW  | 3/20/2013 | ER |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

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

G

| YEAR BLT   | 1984  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN  | 419,453    |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|------------|------------|
| NET AREA   | 1,976 | DETAIL ADJ | 0.969 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N | BSMT UNFINISHED | 988   |      | 39.00     | 38,535  |            |            |
| \$NLA(RCN) | \$212 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A   | BAS | L | BASE AREA       | 988   | 1984 | 161.37    | 159,436 |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | USF | L | UPPER STORY FIN | 988   | 1984 | 146.64    | 144,884 |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B   | AGR | N | ATT GARAGE      | 572   |      | 68.02     | 38,910  |            |            |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.00 | C   | EPA | N | ENCLOSED PORCH  | 288   |      | 74.40     | 21,427  |            |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | D   | WDK | N | WOOD DECK       | 132   |      | 31.60     | 4,171   |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | F21 | O   |   | FPL 2S 1OP      | 1     |      | 6,819.00  | 6,819   |            |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |     |     |   |                 |       |      |           |         |            |            |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |            |            |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |     |     |   |                 |       |      |           |         |            |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | EFF.YR/AGE | 1984 / 37  |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | COND       | 26 26 %    |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | DEPR       | 26 % GD 74 |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | RCNLD      | \$310,400  |