

Key: 852

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 714

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID   |  |  |  | LOCATION          |    |            |              |  |
|--|--|--|--|---|--|--|--|-------------------|----|------------|--------------|--|
| LYONS CHRISTOPHER DENIS &<br>SUSAN MARIE<br>32 MEADOWBROOK DR<br>E BRIDGEWATER, MA 02333 |  |  |  | 18-31-0   |  |  |  | 32 MEADOWBROOK DR |    |            |              |  |
|  |  |  |  | TRANSFER HISTORY                                  |  |  |  | DOS               | T  | SALE PRICE | BK-PG (Cert) |  |
|  |  |  |  | LYONS CHRISTOPHER DENIS &<br>WAINWRIGHT STEPHEN R |  |  |  | 05/28/2015        | U  | 110,000    | 45599-170    |  |
|  |  |  |  | WAINWRIGHT STEPHEN R                              |  |  |  | 01/03/1992        | QS | 144,847    | 10681-163    |  |
|  |  |  |  |   |  |  |  | 01/02/1992        | QS | 144,847    | 10681-163    |  |

| 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-19-270 | 08/12/2019 | 6             | CYCL GROWTH  |        | 06/17/2020 |        | 0 0     |
| BP-19-233 | 03/28/2019 | 7             | DETACHED BLD | 15,000 | 06/10/2020 | SLB    | 100 100 |
| BP-18-338 | 11/26/2018 | 8             | POOL         | 35,000 | 06/10/2020 | SLB    | 100 100 |
|           |            | 3             | ALTERATIONS  | 28,000 |            |        | 0 0     |
|           |            | 6             | CYCL GROWTH  |        | 03/24/2016 | SD     | 0 100   |

LAND

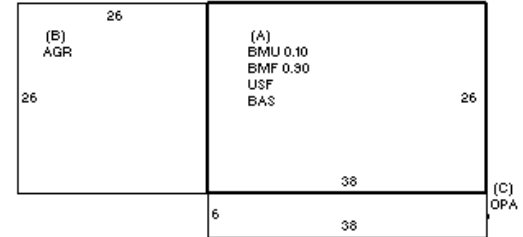
| CD  | T | AC/SF/UN | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 43,560 4 | 1.00 | 100  | 1.00 | 100      | 1.00 | 225,600 | 1.00 | 100 | 1.00       | 4 1.20    | 225,600 |
| 200 | A | 1,000 4  | 1.00 | 100  | 1.00 | 100      | 1.00 | 63,000  | 1.00 | 100 | 1.00       | 4 1.20    | 63,000  |
| 300 | A | 2,150 4  | 1.00 | 100  | 1.00 | 100      | 1.00 | 5,700   | 1.00 | 100 | 1.00       | ELP 1.00  | 12,260  |

DETAILED

| TOTAL | 4.150 Acres |   | ZONING | FRNT | 0        | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|---|--------|------|----------|----------|---------|----------|
| Ngh   | RES 4       | N LOT 1 97-503/ APPLICATION TO ZONING FOR 2 DWELLINGS. Voted to grant special permit to allow single family |        |      | LAND     | 300,900  | 251,800 |          |
| Inf1  | FACTOR 100  | T   |        |      | BUILDING | 423,000  | 398,600 |          |
| Inf2  | PHY 100     | E   |        |      | DETACHED | 20,100   | 19,100  |          |
|       |             |   |        |      | OTHER    | 0        | 0       |          |
|       |             |   |        |      | TOTAL    | 744,000  | 669,500 |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|---------|-------|-----------|--------|
| IPV | A    | 1.00 | 10 0.90  | 16 X 32 | 2019  | 512 21.60 | 10,000 |
| PLH | A    | 1.00 | 10 0.90  | 16 X 16 | 2020  | 256 43.68 | 10,100 |

PHOTO 06/25/2020



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/17/2020 | SD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/17/2020 | SD |
| STYLE    | 5  | 0.95 | COLONIAL [100%]     | REVIEW  |           |    |
| QUALITY  | +  | 1.05 | AVG +/GOOD - [100%] |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

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

G

| YEAR BLT   | 2015  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 450,004 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 1,976 | DETAIL ADJ | 0.978 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BAS | L | BASE AREA       | 988   | 2015 | 171.02    | 168,963 | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$228 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | A | USF | L | UPPER STORY FIN | 988   | 2015 | 155.41    | 153,541 | EXTERIOR       |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | BMF | N | BSMT FINISH-SEP | 889   |      | 57.59     | 51,201  | INTERIOR       |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | A | BMU | N | BSMT UNFINISHED | 99    |      | 40.95     | 4,054   | KITCHEN        |         |
|            |       |            |       | FLOOR COVER     | 12 | COMB           | 1.00 | B | AGR | N | ATT GARAGE      | 676   |      | 68.92     | 46,590  | BATHS          |         |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 | C | OPA | N | OPEN PORCH      | 228   |      | 44.84     | 10,223  | HEAT           |         |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 |   | KIT | O | XTRA KITCHEN    | 1     |      | 5,656.40  | 5,656   | ELECT          |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | ARPUD           | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | AFFORDABLE      | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |

| EFF.YR/AGE | 2015 / 6  |         |
|------------|-----------|---------|
| COND       | 6         | 6 %     |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 6         | % GD 94 |
| RCNLD      | \$423,000 |         |