

Key: 925

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 778

LEGAL

LAND

DETACHED

BUILDING

INDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| TEDESCO DAVID M & RACHEL G 105 SACHEM ROCK AVE E BRIDGEWATER, MA 02333 | | | | 20-35-0 | | | | 105 SACHEM ROCK AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TEDESCO DAVID M & RACHEL | | | | 06/17/2013 | A | 100 | 43214-112 | | | | |
| TEDESCO DAVID M & RACHEL | | | | 08/12/1988 | QS | 265,000 | 8645-108 | | | | |
| WEST S BRADLEY | | | | 06/27/1986 | QS | 140,000 | 6894-342 | | | | |

| 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 % |
| 6 | | | CYCL GROWTH | | 03/17/2022 | SLB | 0 0 |
| 6 | | | CYCL GROWTH | | 03/31/2020 | SD | 0 0 |
| 6 | | | CYCL GROWTH | | 06/11/2015 | NR | 0 0 |
| 6 | | | CYCL GROWTH | | 09/24/2013 | LF | 0 0 |
| 3 | | | ALTERATIONS | 11,550 | | | 0 0 |

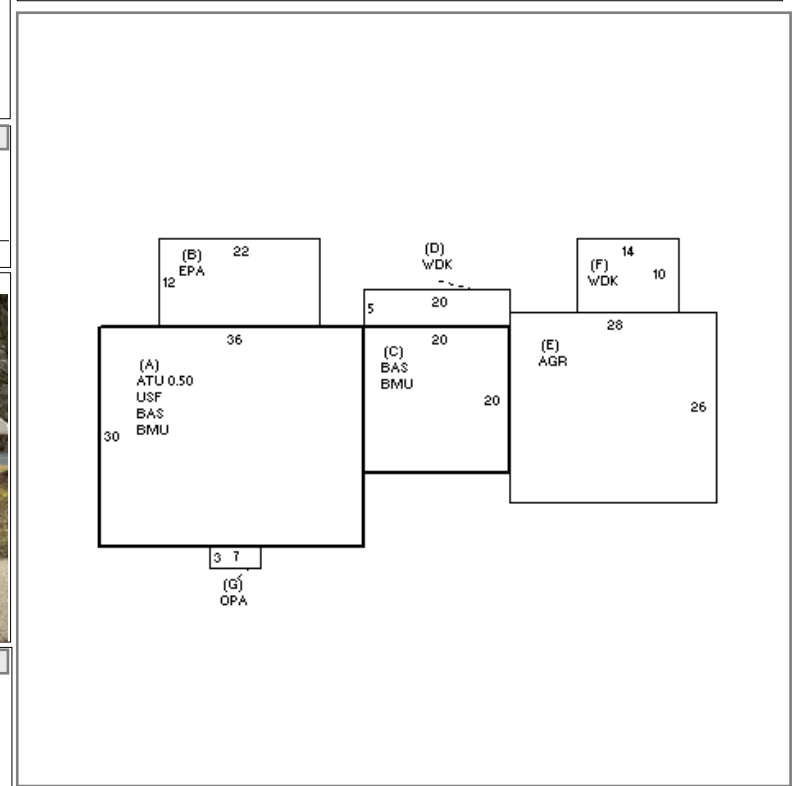
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 35,183 | 5 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5 | 1.20 | | 216,930 |

| TOTAL | 35,183 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh | RES 5 | N O T E | LOT 46 | | LAND | 216,900 | 189,100 |
| Inf1 | FACTOR 100 | | BUILDING | 403,000 | 365,200 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 619,900 | 554,300 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 3/17/2022 | SLB |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/17/2022 | SLB |
| STYLE | 5 | 0.95 | COLONIAL [100%] | REVIEW | 3/21/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1988 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 537,289 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 2,560 | DETAIL ADJ | 0.988 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,480 | | 35.26 | 52,178 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$210 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 1,480 | 1988 | 152.14 | 225,174 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,080 | 1988 | 138.26 | 149,319 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | ATU | N | ATTIC UNF | 540 | | 30.30 | 16,362 | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | B | EPA | N | ENCLOSED PORCH | 264 | | 74.40 | 19,642 | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | + | WDK | N | WOOD DECK | 240 | | 31.60 | 7,584 | HEAT | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | E | AGR | N | ATT GARAGE | 728 | | 64.72 | 47,119 | ELECT | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | G | OPA | N | OPEN PORCH | 21 | | 42.71 | 897 | | |
| | | | | ARPUD | 0 | | 1.00 | | F21 | O | FPL 2S 1OP | 2 | | 6,819.50 | 13,639 | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |

| EFF.YR/AGE | 1989 / 32 |
|------------|------------|
| COND | 25 25 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 25 % GD 75 |
| RCNLD | \$403,000 |