

Key: 951

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 803

LEGAL

LAND

| CURRENT OWNER  |  |  |  | PARCEL ID                   |  |  |  | LOCATION   |    |                   |  |
|--|--|--|--|-----------------------------|--|--|--|------------|----|-------------------|--|
| MESSING, REED-MESSING, DIPERRI<br>HENRY, LAMBERT, FLAGG, PRIME<br>C/O SCOTT A LAMBERT<br>74 EAST ST<br>E BRIDGEWATER. MA 02333 |  |  |  | 21-16-0                     |  |  |  | 0 EAST ST  |    |                   |  |
|  |  |  |  | TRANSFER HISTORY            |  |  |  | DOS        | T  | SALE PRICE        |  |
|  |  |  |  | MESSING, REED-MESSING, DIP  |  |  |  | 12/29/2006 | B  | 470,000 33912-162 |  |
|  |  |  |  | MESSING & REED-MESSING, HE  |  |  |  | 12/29/1988 | QS | 259,900 8914-256  |  |
|  |  |  |  | WHEATLEY, BIANCHINI, BACHMA |  |  |  | 08/23/1981 | G  | 5095-213          |  |

| CLASS  | CLASS% | DESCRIPTION |      |        | BN ID | BN | CARD   |   |
|--------|--------|-------------|------|--------|-------|----|--------|---|
| 1320   | 100    | UNDEV LAND  |      |        |       |    | 1 of 1 |   |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP  | BY | 1st    | % |
|        |        |             |      |        |       |    |        |   |

| CD  | T | AC/SF/UN | Ngh  | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 300 | A | 4.730 3  | 1.00 | 100   | 1.00  | 2,850    | 1.00 | 50    | 0.50 | ELP | 1.00       | 13,480    |

| TOTAL | 4.730 Acres |  | ZONING   | FRNT     | 0      | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|--|----------|--------|----------|---------|----------|
| Ngh   | RES 3       |  | NOTE<br>Land has seven owners, some in probate, land locked. |          |        | LAND     | 13,500  | 12,300   |
| Infl1 | FACTOR 100  |  |  | BUILDING | 0      | 0        |         |          |
| Infl2 | PHY 100     |  |  | DETACHED | 0      | 0        |         |          |
|       |             |  |  | OTHER    | 0      | 0        |         |          |
|       |             |  |  | TOTAL    | 13,500 | 12,300   |         |          |

DETACHED

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

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|-----|------|---------|
| MODEL    |    |     |      |         |
| STYLE    |    |     |      |         |
| QUALITY  |    |     |      |         |
| FRAME    |    |     |      |         |

| YEAR BLT | NET AREA | \$NLA(RCN) | SIZE ADJ | DETAIL ADJ | OVERALL | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|----------|----------|------------|----------|------------|---------|---------|----|-------------|-----|---|-----|---|-------------|-------|----|-----------|-----|
|          |          |            |          |            |         |         |    |             |     |   |     |   |             |       |    |           |     |

| TOTAL RCN |  | CONDITION ELEM | CD |
|-----------|--|----------------|----|
|           |  |                |    |

| EFF.YR/AGE | COND | FUNC | ECON | DEPR | % GD |
|------------|------|------|------|------|------|
|            |      |      |      |      |      |