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|------------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|
| Situs : 610 N CARY ST | Parcel ID: 173-204 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|------------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|---|--|
| LUCIER RICHARD D & JEAN M LUCIER 1247 VERNON ST BRIDGEWATER MA 02324 | Living Units 1 Neighborhood 200 Alternate ID 46A CARY Vol / Pg 06673/00284 District Zoning R1C Class Residential |

| Property Notes |
|----------------|
| |



173-204 03/16/2020

| Land Information | | | | |
|---------------------------------------|-----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 10,000 | | | 95,000 |
| Residual | SF 176 | | | 170 |
| Total Acres: .2336 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 95,200 | 95,200 | 0 | 91,200 |
| Building | 137,200 | 165,100 | 0 | 155,000 |
| Total | 232,400 | 260,300 | 0 | 246,200 |
| Manual Override Reason | | | | |
| Base Date of Value 1/1/2020 | | | | |
| Effective Date of Value 1/1/2020 | | | | |
| Value Flag MARKET APPROACH | | | | |
| Gross Building: | | | | |

| Entrance Information | | | |
|----------------------|----|--------------|--------|
| Date | ID | Entry Code | Source |
| 09/04/20 | CM | Field Review | Other |
| 05/16/18 | CP | Field Review | Other |

| Permit Information | | | | |
|--------------------|--------|-------|---------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 11/08/17 | 67904 | 5,000 | INS | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| | | | | 6673/284 | | |
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| Situs : 610 N CARY ST | Parcel Id: 173-204 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|----------|-----------------|---------|
| Style | Bungalow | Year Built | 1927 |
| Story height | 1 | Eff Year Built | |
| Attic | Full-Fin | Year Remodeled | |
| Exterior Walls | Frame | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Natural | | |
| Basement | | | |
| Basement | Full | # Car Bsm't Gar | |
| FBLA Size | x | FBLA Type | |
| Rec Rm Size | x | Rec Rm Type | |
| Heating & Cooling | | Fireplaces | |
| Heat Type | Basic | Stacks | 1 |
| Fuel Type | Gas | Openings | 1 |
| System Type | Warm Air | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 2 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 5 | Bath Type | |
| Kitchen Type | | Bath Remod | No |
| Kitchen Remod | No | | |
| Adjustments | | | |
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |
| Grade & Depreciation | | | |
| Grade | C | Market Adj | |
| Condition | Good | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 175,921 | % Good | 62 |
| Plumbing | | % Good Override | |
| Basement | 16,508 | Functional | |
| Heating | 0 | Economic | |
| Attic | 28,434 | % Complete | |
| Other Features | 9,382 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 230,250 | Additions | 6,070 |
| Ground Floor Area | 720 | | |
| Total Living Area | 1,118 | Dwelling Value | 148,830 |
| Building Notes | | | |

| Outbuilding Data | | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|--|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value | |
| Det Garage | 1 x | 572 | 572 | 1 | 1927 | C | A | 8,920 | |
| Frame Shed | 1 x | 84 | 84 | 1 | 1980 | C | A | 310 | |
| Pool-Plin | 1 x | 800 | 800 | 1 | 1987 | C | A | 7,070 | |

| Condominium / Mobile Home Information | | | |
|---------------------------------------|--|-----------------|--|
| Complex Name | | | |
| Condo Model | | | |
| Unit Number | | | |
| Unit Level | | Unit Location | |
| Unit Parking | | Unit View | |
| Model (MH) | | Model Make (MH) | |

| Addition Details | | | | | | |
|------------------|-----|-----|-----|-----|-------|--|
| Line # | Low | 1st | 2nd | 3rd | Value | |
| 1 | | 12 | | | 870 | |
| 2 | | 10 | | | 4,460 | |
| 4 | | 31 | | | 740 | |

| ID | Code | Description | Area |
|----|------|--------------------|------|
| A | | Main Building | 720 |
| B | 12 | EFP | 45 |
| C | 10 | 1SFR | 110 |
| D | 31 | WDK | 80 |
| E | RG1 | GARAGE - WD/CB | 572 |
| F | RS1 | FRAME UTILITY SHED | 84 |
| G | RP1 | PLASTIC LINER POOL | 800 |

