

Key: 1148

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 941

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
M & R REALTY TRUST GRABAU RUSSELL S & MARIAN F 604 BRIDGE ST E. BRIDGEWATER, MA 02333				28-2-0				604 BRIDGE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
M & R REALTY TRUST				01/30/2004	A	100	27472-228				
GRABAU RUSSELL S & MARION				03/22/1996	A	1	14225-323				
GRABAU RUSSELL S & MARION				03/21/1996	A	1	14225-323				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
BP-20-534	10/27/2020	3	ALTERATIONS	26,080			0 0
BP-19-251	08/05/2019	3	ALTERATIONS	11,100			0 0
3418	10/02/2017	4	DEMO		01/24/2018	SD	100 100
		6	CYCL GROWTH		08/23/2016	SD	0 0
		51	FIELD REVIEW		10/07/2013	LF	0 0

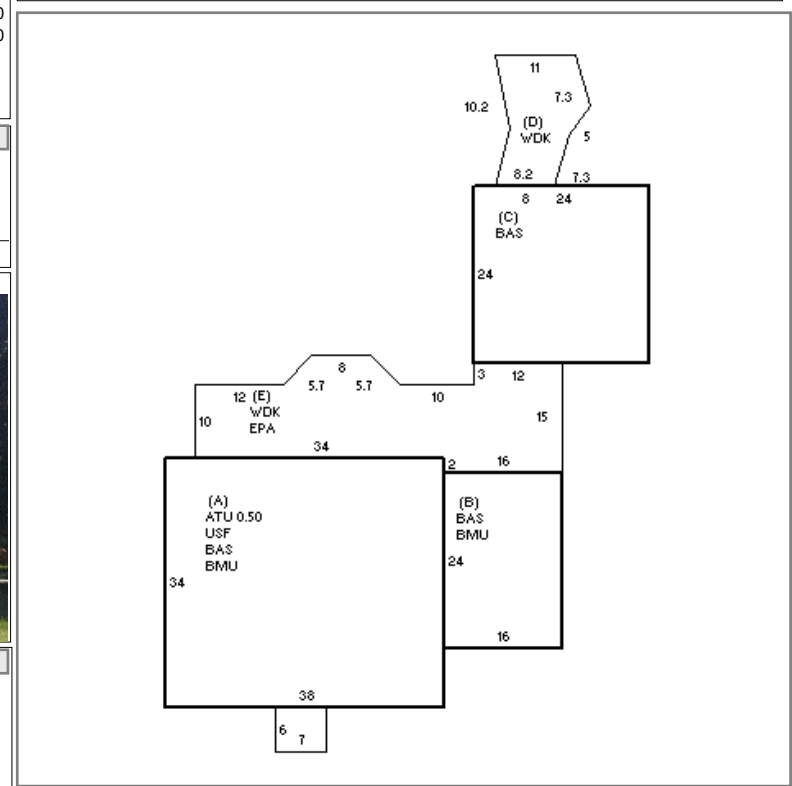
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	43,560 3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
200	A	1,000 3	1.00	100	1.00	100	1.00	52,500	1.00	100	1.00	3	1.00	52,500
300	A	6,900 3	1.00	100	1.00	100	1.00	5,700	0.81	100	1.00	ELP	1.00	31,750

TOTAL	8.900 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	LOT 1 PLAN 38			LAND	272,300	247,700	
Inf1	FACTOR 100				BUILDING	551,700	487,800	
Inf2	PHY 100				DETACHED	44,300	42,200	
					OTHER	122,400	111,100	
					TOTAL	990,700	888,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 30	0.70		1,344	41.33	38,900
SHF	A	1.00 20	0.80		400	16.79	5,400



BLDG COMMENTS
Pool removed and back filled inspected 01/24/2018. SD



YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	755,720
NET AREA	3,544	DETAIL ADJ	0.997	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,676		39.55	66,279	CONDITION ELEM	CD
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,292	1974	148.10	191,350	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	646		34.85	22,510	INTERIOR	
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	2,252	1974	162.98	367,028	KITCHEN	
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	791		36.34	28,745	BATHS	
				INT FINISH	99	N/A	1.00	E	EPA	N	ENCLOSED PORCH	616		85.56	52,705	HEAT	
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	OPA	N	OPEN PORCH	42		49.10	2,062	ELECT	
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	2		7,842.45	15,685		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	1979 / 42	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$551,700	

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LEGAL

CURRENT OWNER			PARCEL ID			LOCATION		
M & R REALTY TRUST			28-2-0			604 BRIDGE ST		
GRABAU RUSSELL S & MARIAN F			TRANSFER HISTORY			DOS	T	SALE PRICE
604 BRIDGE ST								BK-PG (Cert)
E. BRIDGEWATER, MA 02333								

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	122,400	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

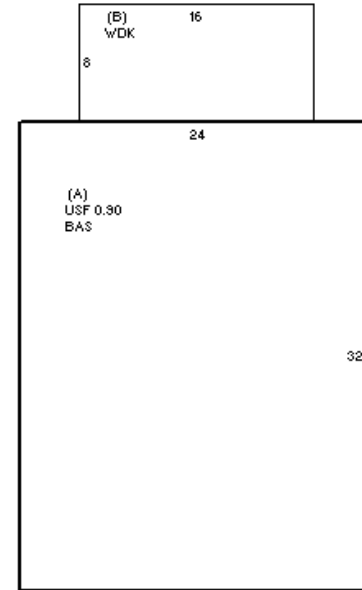


BLDG COMMENTS

YR BLT=EST

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	5	0.95	COLONIAL [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]	3/22/2013	ER



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,459	DETAIL ADJ	0.920
\$NLA(RCN)	\$168	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,877	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1950	171.16	131,452
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	691	1950	155.54	107,478
ROOF SHAPE	3	GAMBREL	1.00	B	WDK	N	WOOD DECK	128		31.60	4,045
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	99	N/A	1.00								
INT FINISH	99	N/A	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	244,852
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$122,400