

Key: 1177

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 961

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
GAINNEY FAMILY PROTECTION TRUST				28-23-0				23 RIVER RD					
GAINNEY CRAIG A TR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
23 RIVER RD				GAINNEY FAMILY PROTECTION				08/07/2019	A	1	51478-284		
E BRIDGEWATER, MA 02333				GAINNEY RICHARD G & CHRIST				11/29/1983	QS		5517-101		
				GAINNEY RICHARD G & CHRIST				11/28/1983	QS	135,900	5517-101		

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	%
2987	06/30/2016	6	CYCL GROWTH	48,454	05/28/2020	SD	0	0
		3	ALTERATIONS				0	0
42	04/15/2009	6	CYCL GROWTH	16,000	06/10/2013	LF	0	0
		3	ALTERATIONS		06/10/2009		0	0


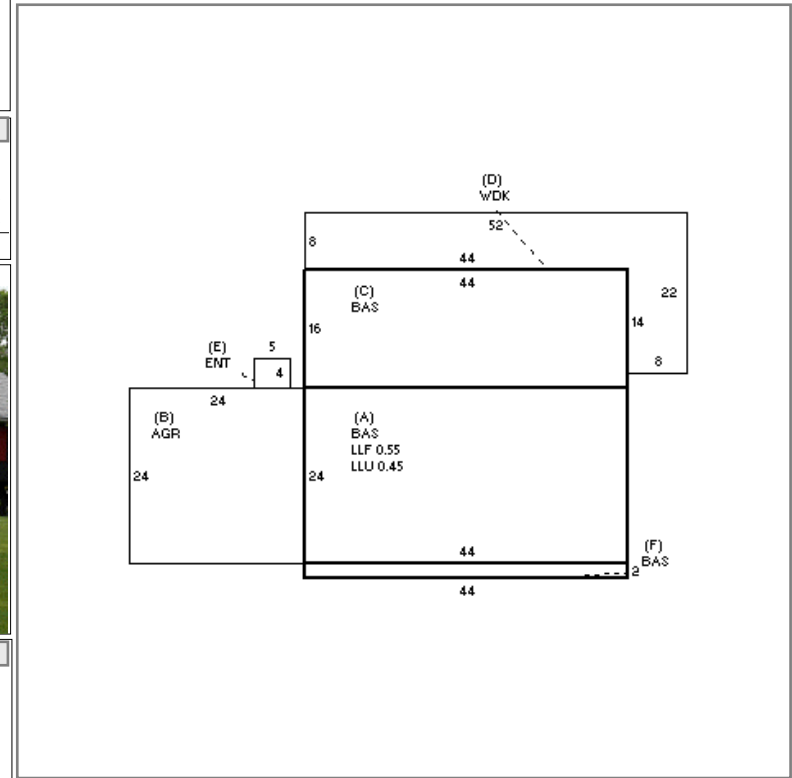
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,661	4	1.00	100	1.00	100	1.00	4	1.20		218,450

TOTAL	36,661 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT F/ T 13558		LAND	218,500	182,100
Inf1	FACTOR 100		BUILDING	357,800	307,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	576,300	489,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/28/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/28/2020	SD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	5/28/2020	SD	IN-LAW APT
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/25/2013	ER	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

INDING

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	470,839
NET AREA	1,848	DETAIL ADJ	1.092	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	475		60.13	28,561	CONDITION ELEM	CD
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	N	LOWER LEVEL FIN	581		116.43	67,644		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	576		67.88	39,101	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,848	1983	162.64	300,565	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	528		31.60	16,685	BATHS	
				INT FINISH	99	N/A	1.00	E	ENT	N	ENCLOSED ENTRY	20		81.10	1,622	HEAT	
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP	1		6,819.00	6,819	ELECT		
				FUEL SOURCE	99	N/A	1.00	KIT	O	XTRA KITCHEN	1		5,387.00	5,387			
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$357,800