Key: 1280

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.058

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GURNEY GREGORY A & KENDRA A S/O GURNEY KENDRA A 30 SACHEM ROCK AV E BRIDGEWATER, MA 02333	30-47-0	30 SACHEM ROCK AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GURNEY KENDRA A	03/22/2022	A	1	56587-213
GURNEY GREGORY A & KENDRA	06/30/2004	QS	415,000	28579-002
PARKS HAROLD F & RITA M	05/16/1988	QS	221,900	8453-091

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

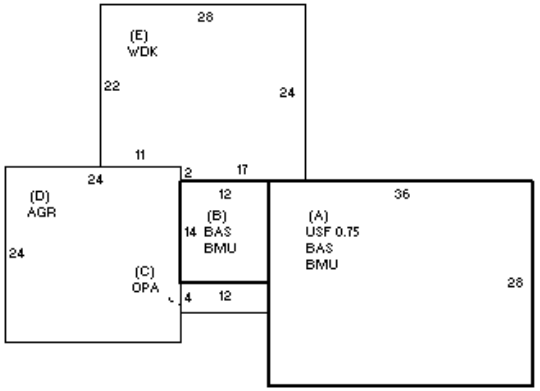
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EB-90368	02/08/2017	3	ALTERATIONS	7,716			0	0
	09/24/2013	6	CYCL GROWTH		06/10/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000	5 1.00	100 1.00	100 1.00	225,600	1.20	100 1.00	5 1.20			216,740

TOTAL	34,979 SF	ZONING		FRNT	0
Ngh	RES 5	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	216,700	188,900
BUILDING	326,400	286,100
DETACHED	0	0
OTHER	0	0
TOTAL	**543,100**	**475,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/16/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/10/2013	LF
LIST		
REVIEW	3/25/2013	ER

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,932	DETAIL ADJ	1.020
$NLA(RCN)	$225	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,162
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
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	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,176		37.20	43,745
+	BAS	L	BASE AREA	1,176	1987	171.11	201,225
A	USF	L	UPPER STORY FIN	756	1987	155.49	117,552
C	OPA	N	OPEN PORCH	48		42.71	2,050
D	AGR	N	ATT GARAGE	576		67.88	39,101
E	WDK	N	WOOD DECK	650		31.60	20,540
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	435,194
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1989 / 32		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$326,400