

Key: 2110

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.814

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| GALLIAN ROBERT F & KATHY L 601 NORTH CENTRAL ST E BRIDGEWATER, MA 02333 | | | | 53-28-0 | | | | 601 N CENTRAL ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| GALLIAN ROBERT F & KATHY | | | | 07/31/1990 | QS | 147,000 | 9874-101 | | | | |
| SMUDIN FRANK & RAMONA D | | | | 06/12/1975 | QS | | 4074-21 | | | | |

| 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 % |
| 2769 | 12/01/2015 | 3 | ALTERATIONS | 3,751 | | | 0 0 |
| | 10/30/2015 | 3 | ALTERATIONS | 13,319 | | | 0 0 |
| | | 6 | CYCL GROWTH | | 03/07/2013 | PW | 0 0 |
| 1357 | 10/22/2012 | 7 | DETACHED BLD | 2,500 | | | 0 0 |
| 1001 | 10/21/2011 | 3 | ALTERATIONS | 1,200 | 04/17/2012 | | 100 100 |

LAND

| 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 | 188,000 | 1.00 | 100 | 1.00 | 3 | 1.00 | 188,000 |
| 300 | A | 0.689 3 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 3,930 |

DETACHED

| TOTAL | 1.689 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|--------|----------|---|----------|---------|----------|
| Ngh | RES 3 | | NOTE | LAND | | 191,900 | 174,600 | |
| Inf1 | FACTOR 100 | | | BUILDING | | 161,000 | 149,600 | |
| Inf2 | PHY 100 | | | DETACHED | | 20,700 | 19,700 | |
| | | | | OTHER | | 0 | 0 | |
| | | | | TOTAL | | 373,600 | 343,900 | |

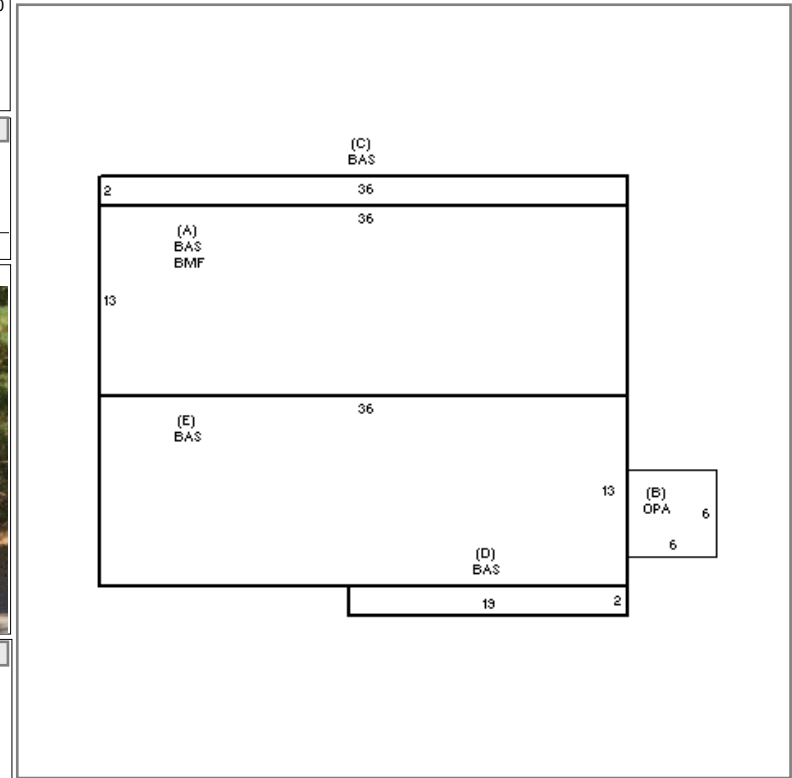
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|--------------|----------|----|-------|-----------|--------|------------|
| DGF | - | 0.90 40 0.60 | | | 780 | 44.19 | 20,700 | 05/16/2014 |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/7/2013 | PW |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/7/2013 | PW |
| STYLE | 3 | 1.05 | SPLIT LEVEL [100%] | REVIEW | 3/29/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1963 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 282,398 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 1,046 | DETAIL ADJ | 1.050 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMF | N | BSMT FINISH-SEP | 468 | | 72.42 | 33,892 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$270 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | B | OPA | N | OPEN PORCH | 36 | | 42.69 | 1,537 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,046 | 1963 | 226.26 | 236,668 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |



| EFF.YR/AGE | 1963 / 58 |
|------------|------------|
| COND | 43 43 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 43 % GD 57 |
| RCNLD | \$161,000 |