

Key: 2136

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.835

L E G A L

CURRENT OWNER				PARCEL ID				LOCATION				
LONG GROVER D 431 PLAIN ST BROCKTON, MA 02302-4545				54-3-0				582 W UNION ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LONG GROVER D				10/29/2021	N	325,000	55934-131					
GALLIGAN PAMELA F &				08/27/2003	QS	269,000	26331-186					
KRESSLER STEVEN P &				05/15/1998	QS	130,000	16198-264					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,620 3	1.00	100	1.00	188,000	1.46	100	1.00	3	1.00	174,240

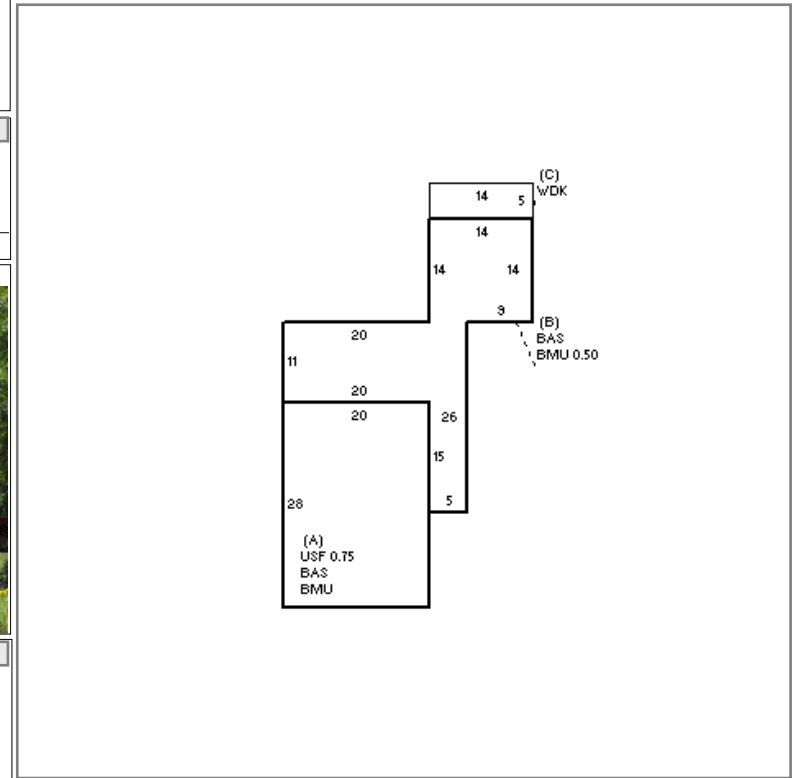
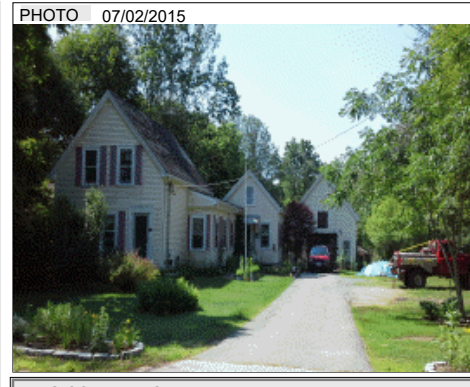
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
391		6	CYCL GROWTH		05/16/2013	LF	0	0
537	07/31/2008	7	DETACHED BLD		05/14/2009		0	0
487	05/18/2004	3	ALTERATIONS				100	100
	04/28/2004	3	ALTERATIONS	5,684			100	100
		6	CYCL GROWTH		11/06/2003		0	0

L A N D

TOTAL	27,620 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	174,200	158,500
Inf1	FACTOR 100		BUILDING	197,000	186,500		
Inf2	PHY 100		DETACHED	23,500	22,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>394,700</b>	<b>367,300</b>

D E T A C H E D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	30 0.70		460	65.10	21,000
SHF	A	1.00	40 0.60	2008	200	20.44	2,500



B U I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/29/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	289,739
NET AREA	1,526	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	833		41.09	34,224		
\$NLA(RCN)	\$190	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,106	1870	167.75	185,533		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	420	1870	152.44	64,025		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	70		31.60	2,212		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	U
																ELECT	
																EFF.YR/AGE	1970 / 51
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$197,000